

# \$939,000 - 2047 Twp Rd 495 A, Rural Leduc County

MLS® #A2238010

**\$939,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 35.12 Acres

NONE, Rural Leduc County, Alberta

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1465.73 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal cladded inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with a mezzanine, spray booth, and office with two more overhead doors off the side. This beautiful property has extra room to expand your business or keep it the way it is.

Built in 1997

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2238010   |
| Price      | \$939,000  |
| Bathrooms  | 0.00       |
| Acres      | 35.12      |
| Year Built | 1997       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2047 Twp Rd 495 A  |
| Subdivision | NONE               |
| City        | Rural Leduc County |
| County      | Leduc County       |
| Province    | Alberta            |
| Postal Code | T0C 2P0            |

## Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 128            |
| Zoning         | Mixed          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.