

**28244 Highway 590**  
**Rural Red Deer County, Alberta**

**MLS # A2234033**



**\$3,399,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	12,500 sq.ft.
<b>Zoning:</b>	AG

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	32.00 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Excellent opportunity to live where you work! Located on 32 acres, this property features both a 12,500 SF industrial shop, as well as a 2,998 SF house. The shop features a 700 SF office space with one office, a lunchroom, and one washroom. The main shop area has a parts room, it's own washroom, a 625 SF storage mezzanine, an oil change trench with collector system, as well as (7) 14' x 16' overhead doors - 3 of which create drive thru bays. There is also a wash bay with (2) 14' x 16' overhead doors that create a 4th drive thru bay, and a separate shop space with (1) 14' x 16' overhead door. Additionally, there is 2,500 SF of cold storage with two overhead doors. The shop has in floor heating throughout and ample yard space, as well as a new hot water heater, furnace, and boiler (2025). The beautifully maintained house offers 4,300 SF of functional and inviting living space over 3 floors (basement, main floor, and second floor). Designed for comfort and flexibility, it features a front office with built-in shelving, a formal dining room, an open concept kitchen with a breakfast nook, walk-in pantry, and raised breakfast bar, a large family room with a fireplace, a mudroom with washer & dryer and access to a two car garage, as well as one washroom on the main floor. The second floor includes 3 bedrooms, a full 3-piece washroom, and a primary bedroom with a 5-piece en-suite, a walk-in closet, and a sitting area. The basement features a large open family room, a full 3-piece washroom, a secondary living room with space to construct another bedroom, and a furnace room with cold storage. Enjoy the privacy of the property with a large driveway, a front partial wrap-around deck, a large back deck off the main family room, a fire pit, and ample yard space including a fenced pasture for a hobby farm. The property offers excellent access to Highway 2 and is just minutes away from the

Town of Innisfail.