

## **\$479,900 - 48315 Twp Road 610, Rural Bonnyville M.D.**

MLS® #E4434623

**\$479,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

This 5900 sq.ft shop is just what you have been looking for! Built in 2013 and located on 10 acres just outside of Glendon Alberta, the main shop is 50' x 100' with FOUR 16' x 16' Overhead doors and all new LED lighting, air lines and welding plugs throughout the shop space with a 3 piece bathroom, parts room and lunchroom overlooking the shop space. Office and shop has in floor heating throughout serviced by a newer navien boiler. Welcoming reception area, bathroom and 3 nice bright offices with windows and a 4th that can be used as an office or storage room. Approximately 2.5 Acre lay down and storage yard with the potential to develop more space if you need it. Shop has single phase power, 230 amp and is wired for 3 phase if required. Water supply is a drilled well and there are 2 sewage holding tanks. Keep your operating costs low with this property, you can own for less than the cost of leasing.

Built in 2013

### **Essential Information**

MLS® #	E4434623
Price	\$479,900
Bathrooms	0.00
Acres	0.00
Year Built	2013



Type	Industrial
Status	Active

### Community Information

Address	48315 Twp Road 610
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 1P0

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	45
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:17am MDT