

## \$949,000 - 2047 Twp Rd 495 A, Telfordville

MLS® #E4446491

**\$949,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Telfordville, Telfordville, AB

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 1506 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 an 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® #	E4446491
Price	\$949,000
Bathrooms	0.00
Acres	0.00
Year Built	1997
Type	Industrial



Status                      Active

**Community Information**

Address                    2047 Twp Rd 495 A  
Area                        Telfordville  
Subdivision              Telfordville  
City                        Telfordville  
County                    ALBERTA  
Province                  AB  
Postal Code              T0C 2P0

**Exterior**

Exterior                  Metal, Steel Frame, See Remarks  
Construction            Metal, Steel Frame, See Remarks

**Additional Information**

Date Listed              July 8th, 2025  
Days on Market        14  
Zoning                    Zone 90

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