

# \$995,707 - Rr 231a Twp 471, Rural Wetaskiwin County

MLS® #E4386653

**\$995,707**

0 Bedroom, 0.00 Bathroom,  
Rural on 25.54 Acres

None, Rural Wetaskiwin County, AB

This brand new shop on 25 acres has been well thought out and is setup for a variety of uses. The building is 85x100 with an attached lean-to for covered storage. The 8500 square foot building has 3 front to back, drive through bays and 1 additional bay. Interior walls are all metal clad. Building has 3 phase power and heated floors with a drain the length of the building. The approach from the road is prepped for heavy equipment and there is a substantial gravel pad for moving equipment. The site is zoned agricultural and can be used as a home building site complete with the amazing shop! Power has been taken to an RV hub centrally located on the lakeview side of the property. A road traverses the hillside to the waterfront and access to boat lifts and piers. 1100 feet of waters edge views. Great potential to build your dream home and have the ultimate shop. Tremendous appeal for trucking companies, ag related business etc.

Built in 2021

## Essential Information

MLS® #	E4386653
Price	\$995,707
Bathrooms	0.00
Acres	25.54
Year Built	2021



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Rr 231a Twp 471
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1L0

### Interior

Heating	In Floor Heat System, Natural Gas
---------	-----------------------------------

### Exterior

Exterior Features	Partially Fenced
-------------------	------------------

### Additional Information

Date Listed	May 9th, 2024
Days on Market	344
Zoning	Zone 70

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 April 18th, 2025 at 4:17pm MDT