

## **\$459,900 - 48315 Twp Road 610, Rural Bonnyville M.D.**

MLS® #E4454404

**\$459,900**

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! 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 space has in floor heating throughout off 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® #	E4454404
Price	\$459,900
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

**Exterior**

Exterior                  Metal  
Construction              Metal

**Additional Information**

Date Listed                August 20th, 2025  
Days on Market          3  
Zoning                      Zone 60

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Listing information last updated on August 23rd, 2025 at 3:32am MDT