

\$1,400,000 - 61411 Rge Road 272, Rural Westlock County

MLS® #E4457088

\$1,400,000

3 Bedroom, 2.00 Bathroom, 2,465 sqft

Rural on 25.97 Acres

None, Rural Westlock County, AB

RIVERFRONT LAND! This is your chance to BE YOUR OWN BOSS by owning nearly 25 ACRES ON THE RIVER with OVER 20,000 sqft of SHOP SPACE OUTBUILDINGS! Current commercial operation includes 1750 sqft BUNGALOW w/ VAULTED CEILINGS, SOLID LOG CONSTRUCTION + FF OVERSIZED DOUBLE attached garage. LARGE BUILDING INVENTORY includes: (1) 2400 sqft INSULATED PAINT SHOP w/ 1M BTU heat+concrete floor (2) 5000 sqft INSULATED DRIVE-THRU MECH SHOP w/LED lighting+concrete floor (3) 7260 sqft INSULATED MAIN SHOP w/in-floor heat, sealed lighting, full HVAC & MAKE-UP AIR + 1800 sq ft cold storage (4) 5250 sqft COVERALL building w/CONCRETE BASE, DRIVE-THRU + 432 sqft FF+INSULATED UTILITY BUILDING heated w/concrete floor. AMAZING LAND is FULLY TREED ON ALL SIDES w/ MATURE TIMBER, lots of gravel parking & storage space. GREAT OPPORTUNITY to own a WELL ESTABLISHED INDUSTRIAL OPERATION, with all PERMITS & APPROVALS IN PLACE, with the opportunity to LIVE WHERE YOU WORK! Escape from the City! TURN-KEY OPERATION!

Built in 1976



Essential Information

MLS® #	E4457088
Price	\$1,400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,465
Acres	25.97
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	61411 Rge Road 272
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 2P4

Amenities

Features	Off Street Parking, Hot Water Natural Gas, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Log
Exterior Features	Flat Site, Landscaped, River Valley View, River View, Treed Lot, See Remarks
Construction	Log
Foundation	Concrete Perimeter

Additional Information

Date Listed September 10th, 2025

Days on Market 8

Zoning Zone 70

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Listing information last updated on September 17th, 2025 at 11:17pm MDT