

COMMERCIAL SHOP & HOME ON 32 ACRES

FOR SALE

28244 HIGHWAY 590, INNISFAIL



March 1

April 1

May 1

June 1

Prime 12,500 Sq Ft Commercial Shop and
2,998 Sq Ft 2-Storey Home on 32 Acres

Price: \$3,399,000.00

PRESENTED BY

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THE PROPERTY

28244 HIGHWAY 590

FOR SALE

Rare Live-Work-Play Property on 32 Acres – Near Innisfail, AB

A unique opportunity to own 32 acres of versatile land just minutes from Innisfail. This property features:

A spacious 2,998 sq ft home with 4-5 bedrooms, multiple living areas, and outdoor space ideal for families, hobby farming, or relaxing rural living.

Also included is a 12,500 sq ft commercial shop with office space, overhead doors, a wash bay, mezzanine, and additional 2,500 SF cold storage—perfect for a variety of business or industrial uses. The shop has a new Hot Water Heater, Boiler, and Furnace (2025).

This property combines the blend of country living and commercial potential—with the convenience of nearby town amenities—a truly rare find.



PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

MUNICIPAL:	28244 Highway 590, Red Deer County
LEGAL LAND DESCRIPTION:	Lot: 1, Block: 3 Plan: 9622770
TOTAL SIZE:	Total size of buildings SF of House = 2,998 SF SF of Shop = 12,500 SF SF of Cold Storage = 2,500 SF Size of Property = 32 acres
YEAR BUILT:	2002 - 2003
ZONING:	AG - Agriculture

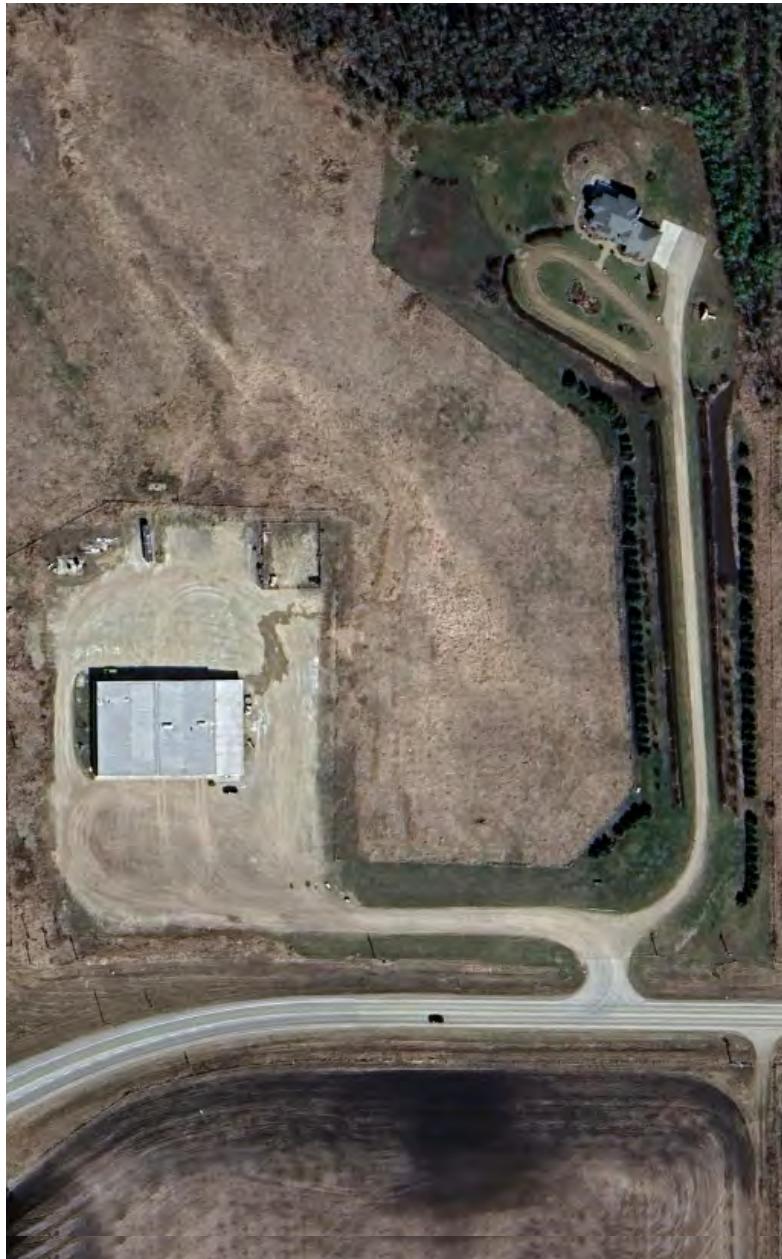
FOR SALE

SALE PRICE:	\$3,399,000.00
TAXES:	\$24,006.00 (2025)

*Plus GST

CLICK HERE ↗

3D PROPERTY TOUR 



THE SHOP DETAILS

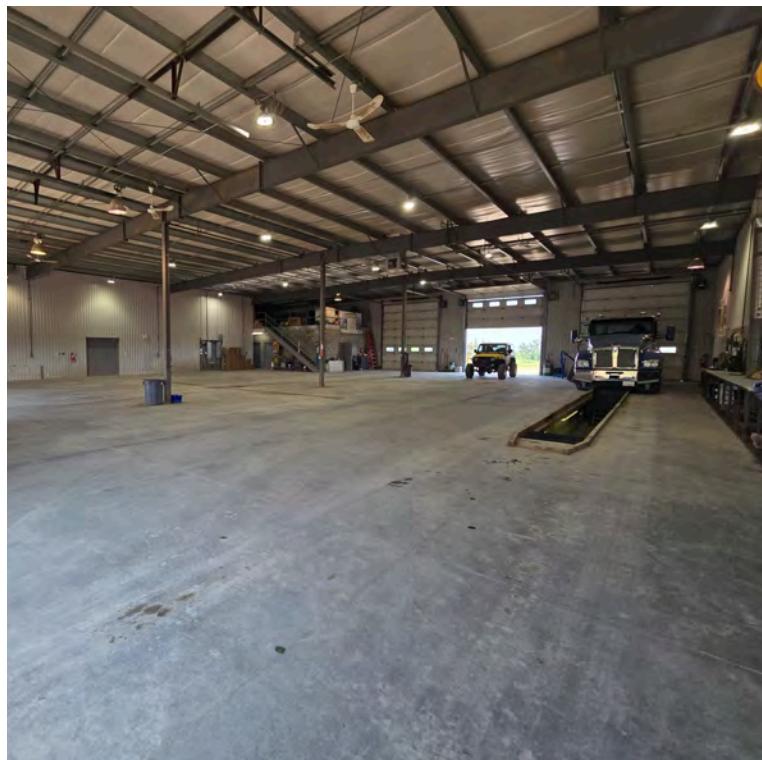


12,500 Sq Ft Shop | Built in 2004

Purpose-built for heavy-duty operations, this 12,500 sq ft commercial shop is ideal for auto repair, trucking, agri-business, or industrial use. It features a 700 sq ft front office area, 10 overhead power doors, a dedicated wash bay, cold storage, in-floor heating, an oil change pit, and a 1,000 sq ft mezzanine. With compressed air lines throughout and an additional 2,500 sq ft cold storage attachment, this facility is ready to meet the demands of a wide range of commercial applications.



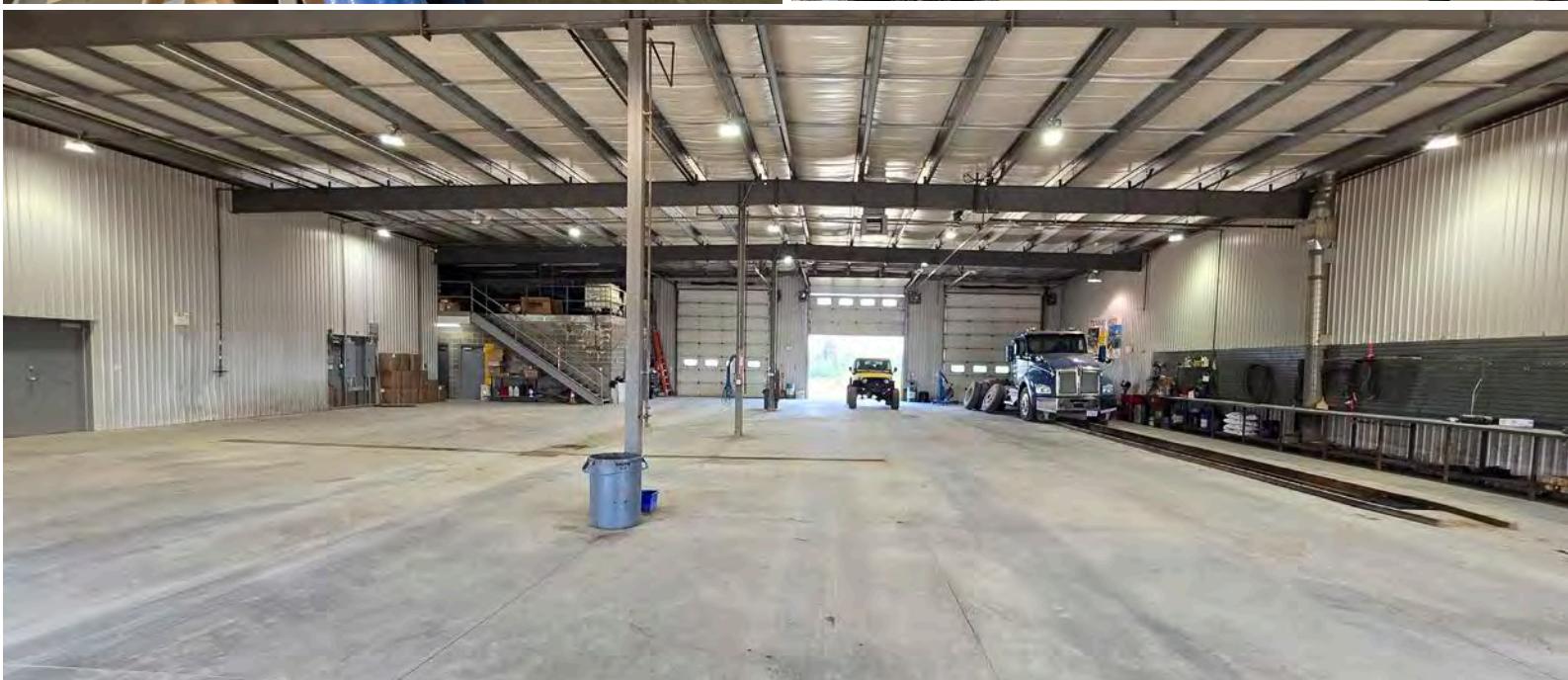
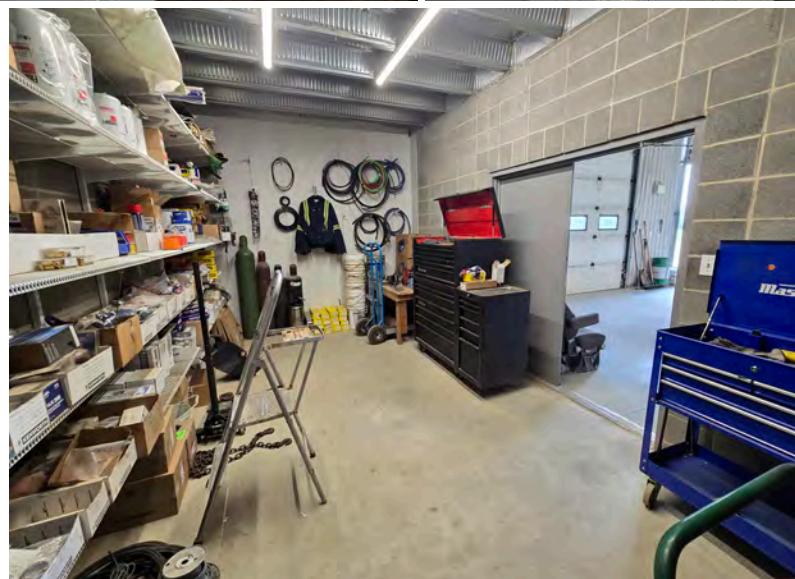
SHOP FLOOR PLAN



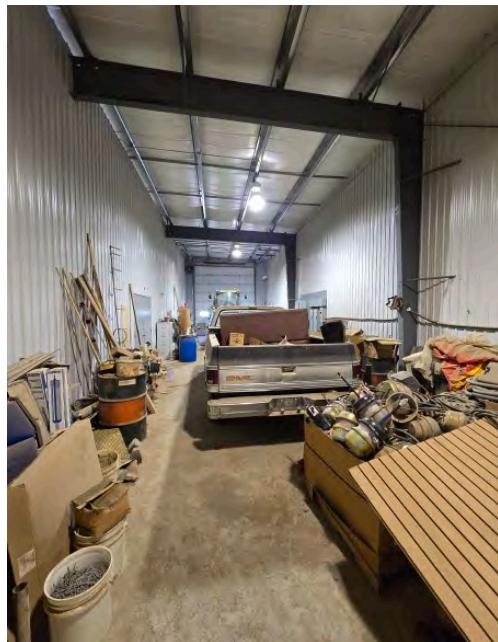
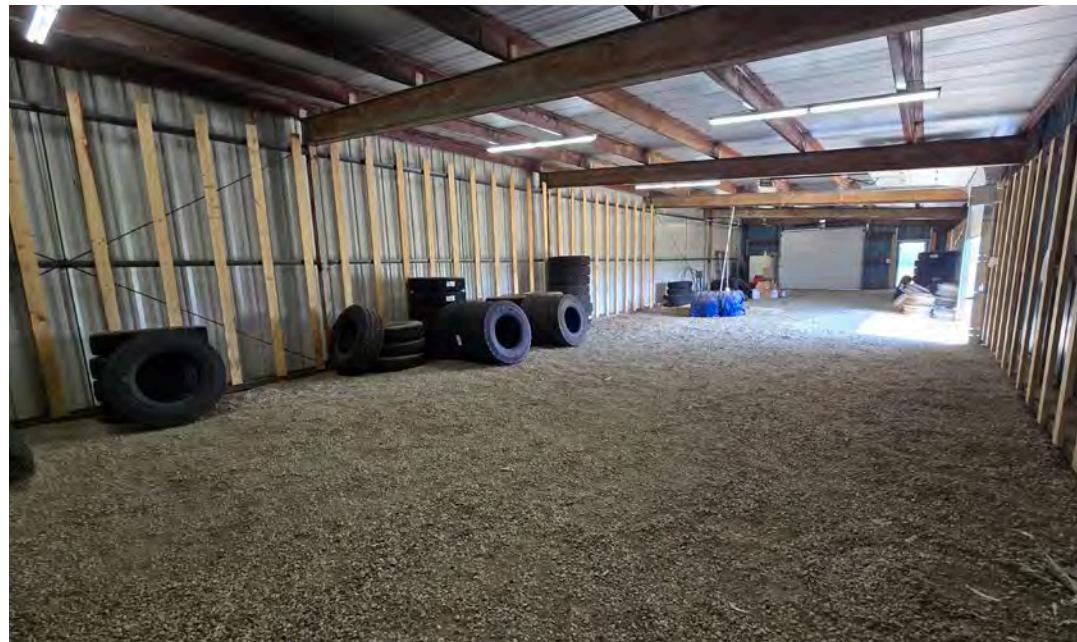
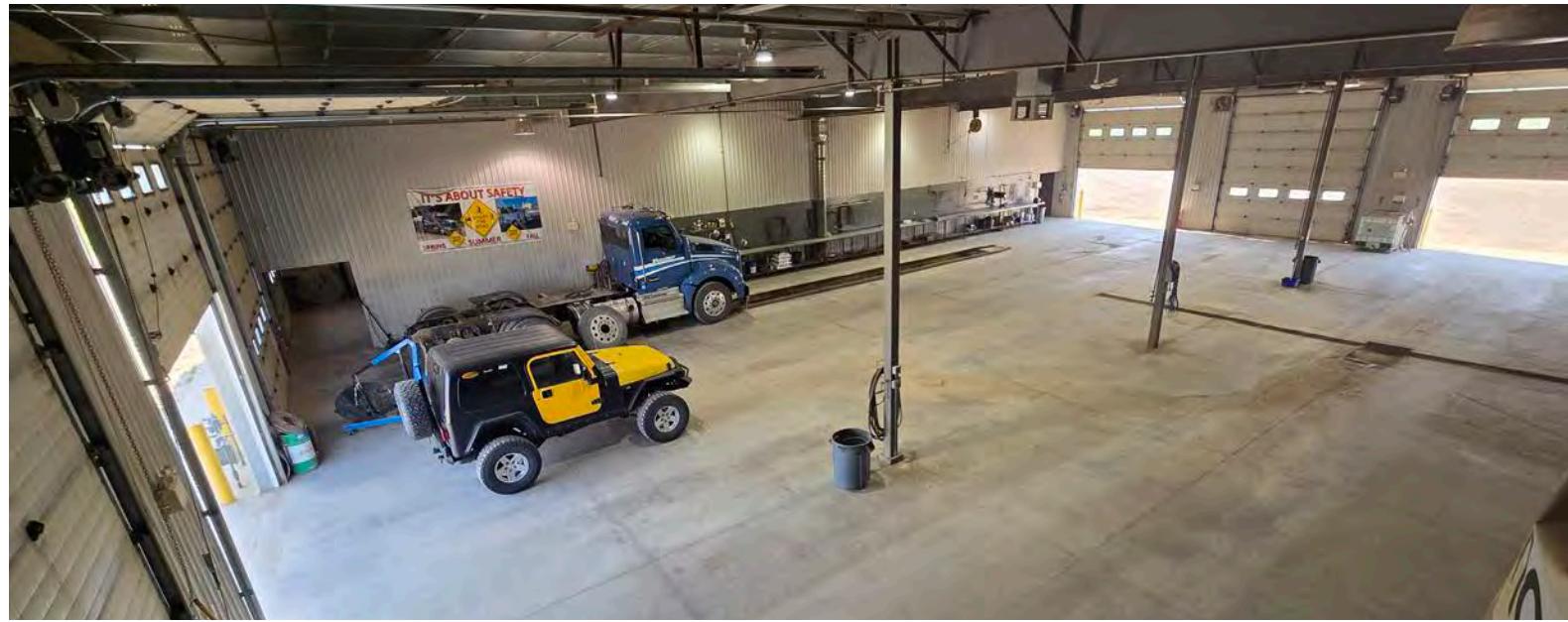
Commercial Shop - 12,500 sq ft

- » 10 OH power doors (14' x 16'), including:
 - 2x doors in 25' x 100' Wash Bay
 - 1x door in 25' x 100' Cold Storage Room
 - 7x additional doors in main shop
- » Parts storage room & 625 sq ft mezzanine
- » In-floor heating throughout
- » Oil change pit with collector system
- » Compressed air lines throughout
- » Additional 2,500 SF cold storage attachment
- » 700 SF front office with one large office, lunchroom and 2x washrooms

SHOP PHOTOS



SHOP PHOTOS



THE HOUSE DETAILS



2,998 Sq Ft Home | Built in 2002-2003

This beautifully maintained 2-storey home with a fully developed basement offers over 4,300 sq ft of functional and inviting living space. Designed for comfort and flexibility, it features multiple living areas, a bright open-concept kitchen, generous bedrooms, and a luxurious primary suite. With ample indoor space and thoughtfully designed outdoor areas—including a partial wraparound front porch, large back deck, fire pit, and fenced pasture—this home is ideal for a variety of lifestyles.



HOUSE HIGHLIGHTS

Main Floor - 1,574 sq ft

- Front office with built in shelving & living room
- Formal dining room
- Open kitchen with breakfast nook, walk-in pantry, dishwasher and raised breakfast bar
- Spacious family room with fireplace
- Mudroom with washer & dryer
- Main floor washroom
- Attached 2-car garage (25' x 28')

Second Floor - 1,424 sq ft

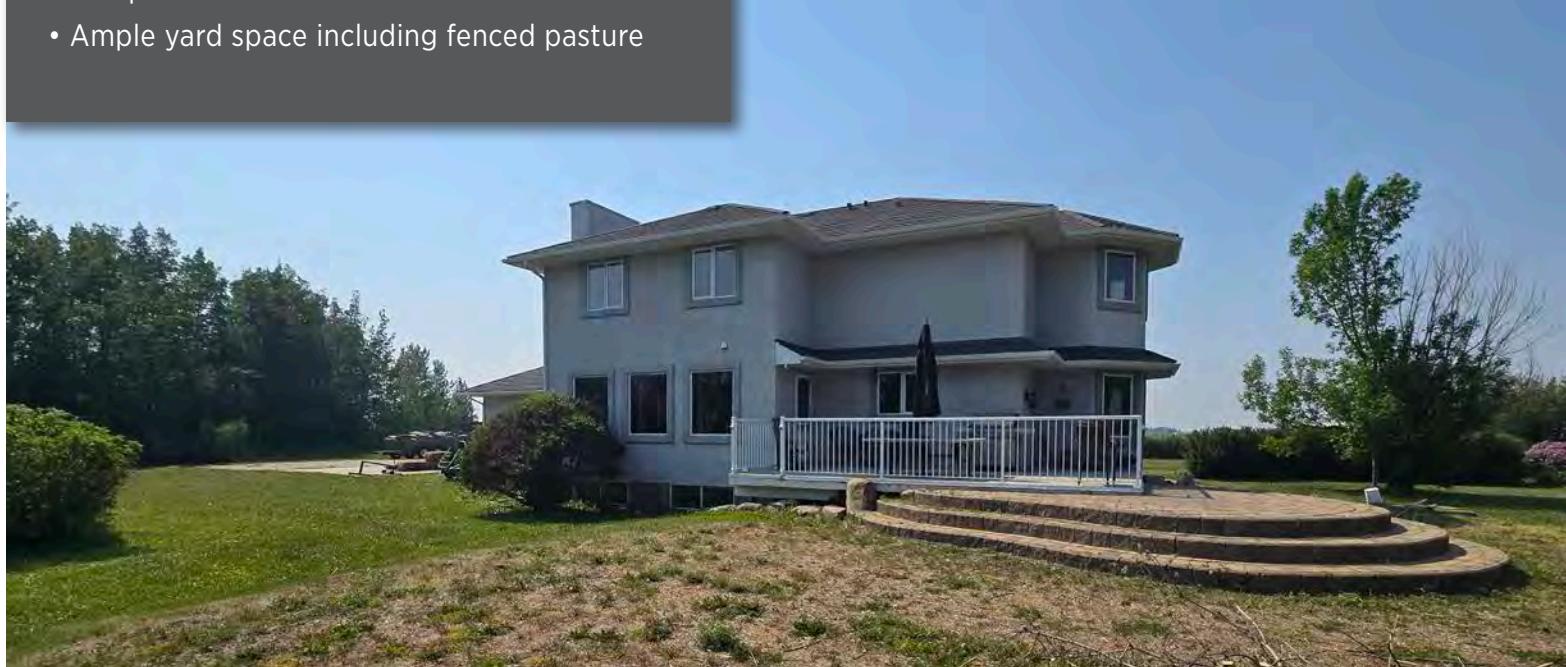
- 3 bedrooms (Bedroom 3 has a laundry chute)
- Full 3-piece bathroom
- Primary suite: 5-piece en-suite, walk-in closet, and private sitting area

Basement - 1,400 sq ft

- Large open family room
- Full 3-piece bathroom
- Living room with potential bedroom space
- Furnace room with additional cold storage

Outdoor Space

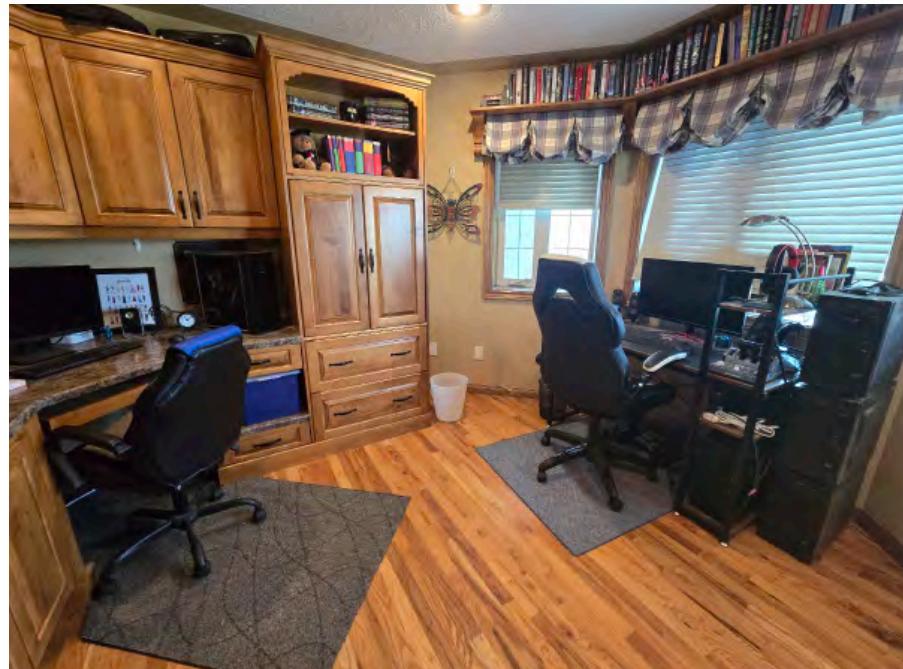
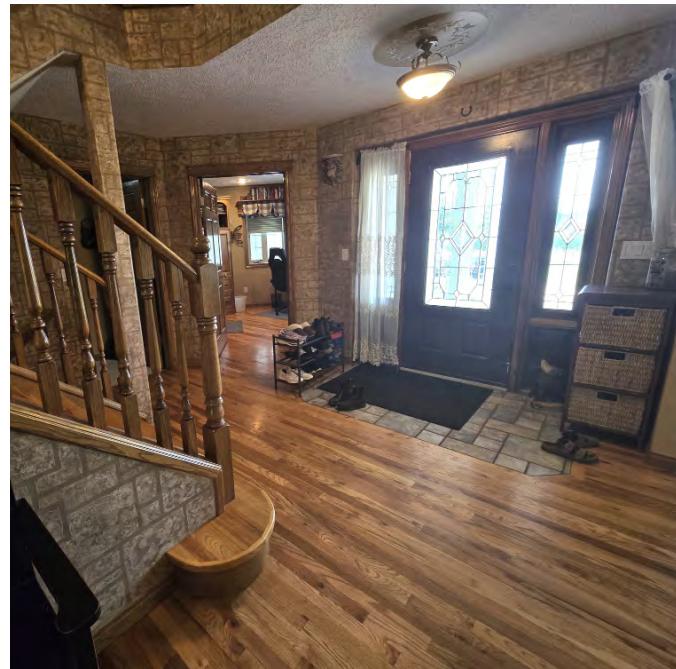
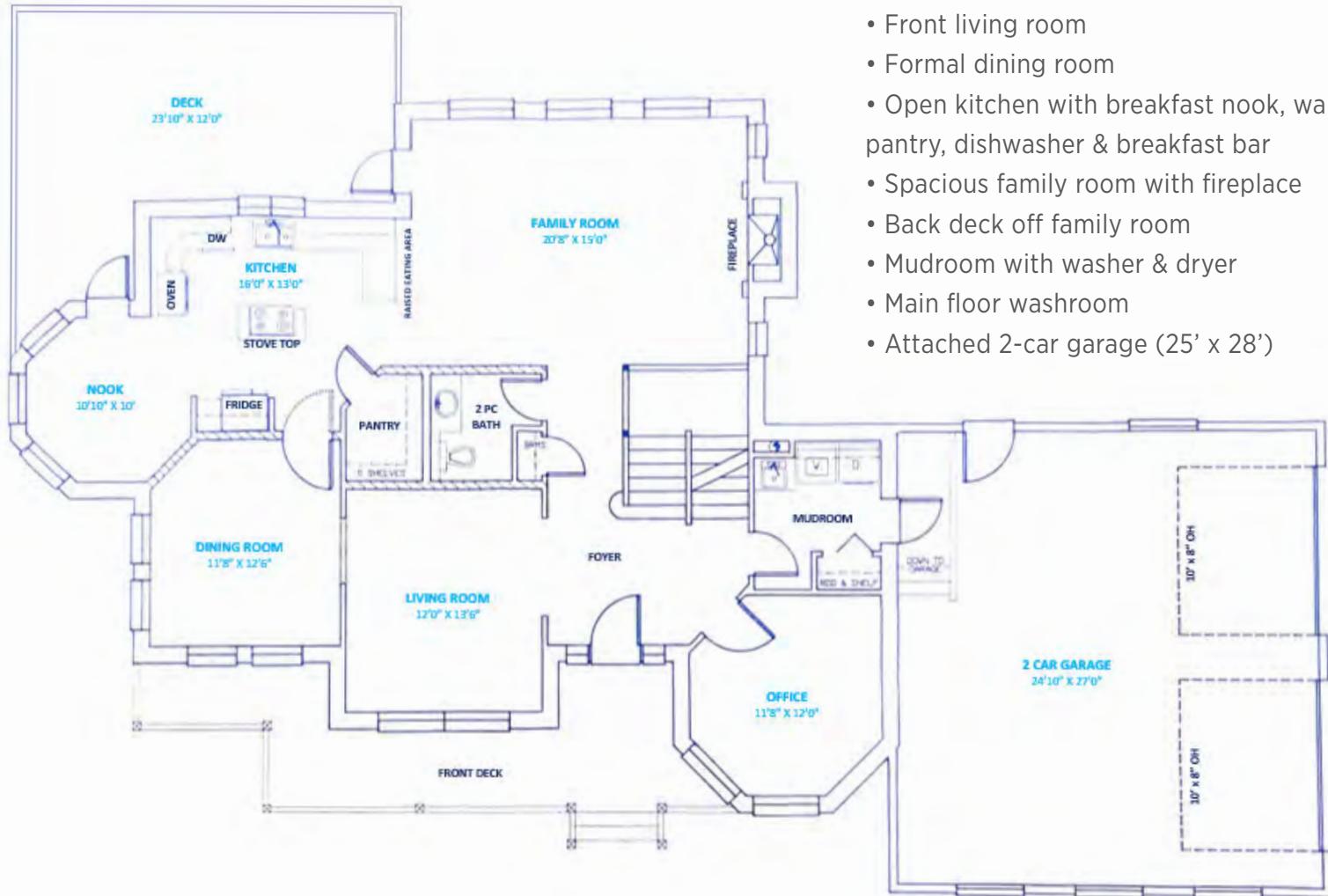
- Large driveway
- Front partial wrap around deck
- Large back deck off main family room
- Fire pit located off extended deck
- Ample yard space including fenced pasture



HOUSE MAIN FLOOR PLAN

Main Floor - 1,574 sq ft

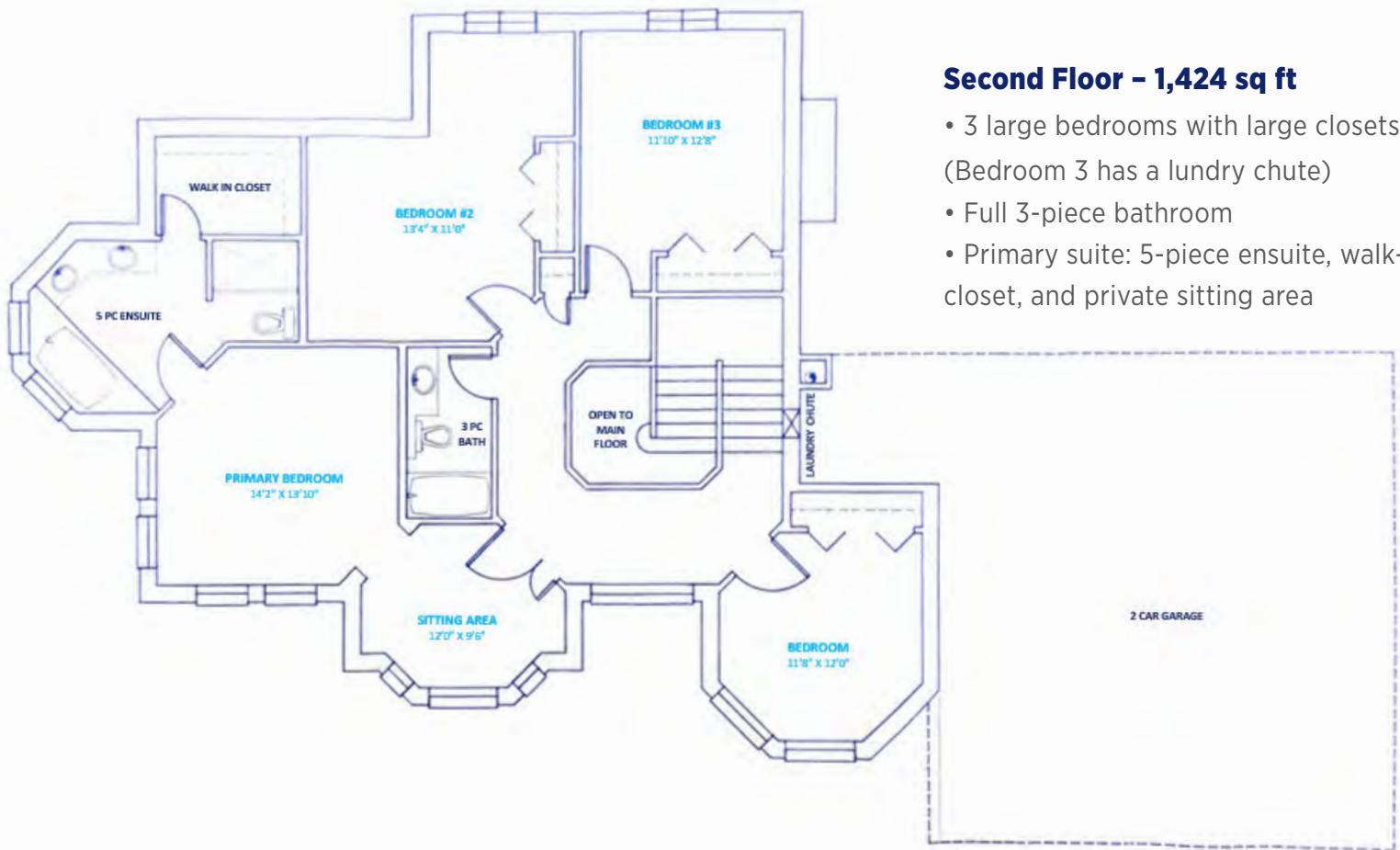
- Front office with built in shelving (Built in sewing machine & desk)
- Front living room
- Formal dining room
- Open kitchen with breakfast nook, walk-in pantry, dishwasher & breakfast bar
- Spacious family room with fireplace
- Back deck off family room
- Mudroom with washer & dryer
- Main floor washroom
- Attached 2-car garage (25' x 28')



MAIN FLOOR PHOTOS



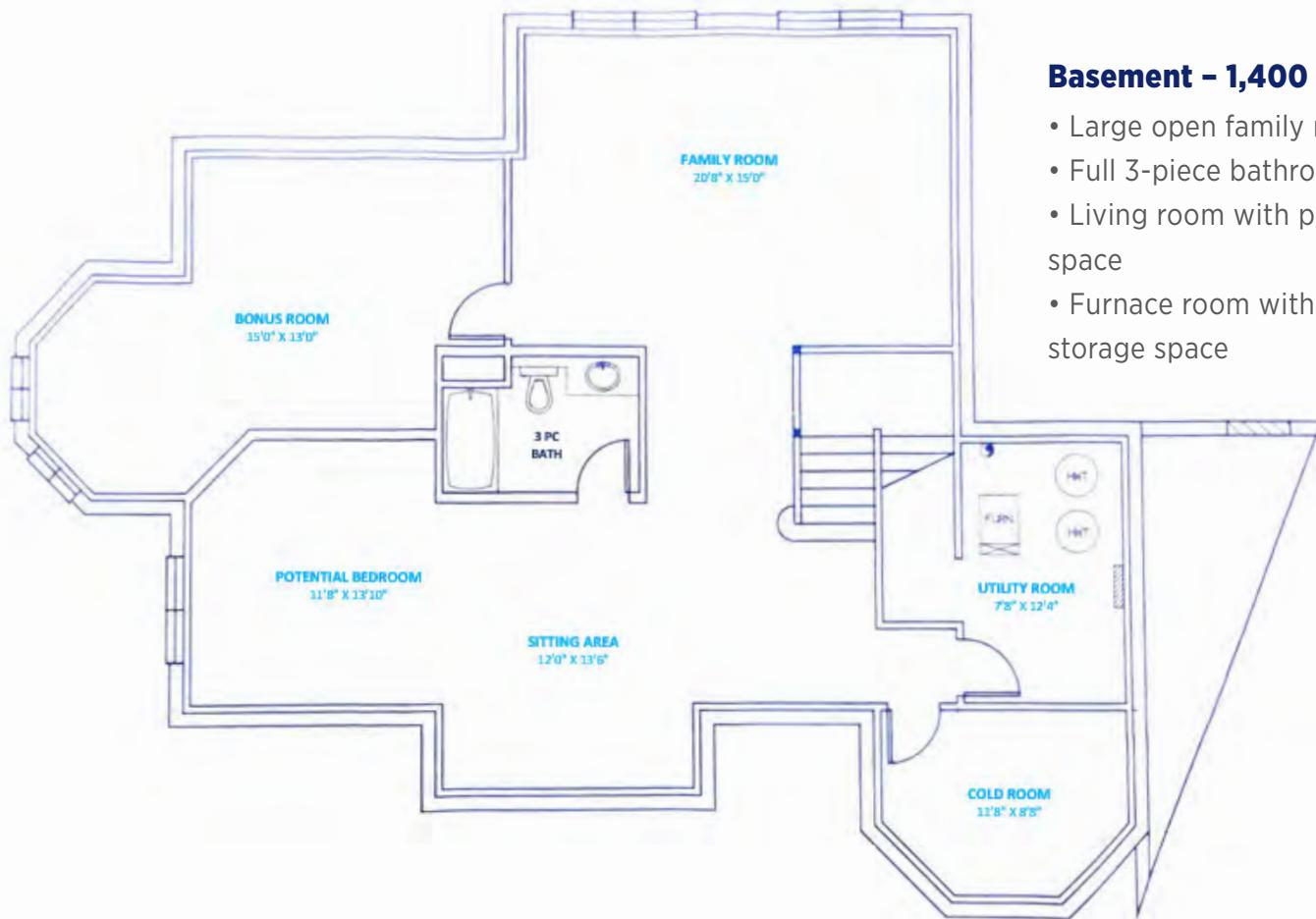
HOUSE SECOND FLOOR PLAN



SECOND FLOOR PHOTOS

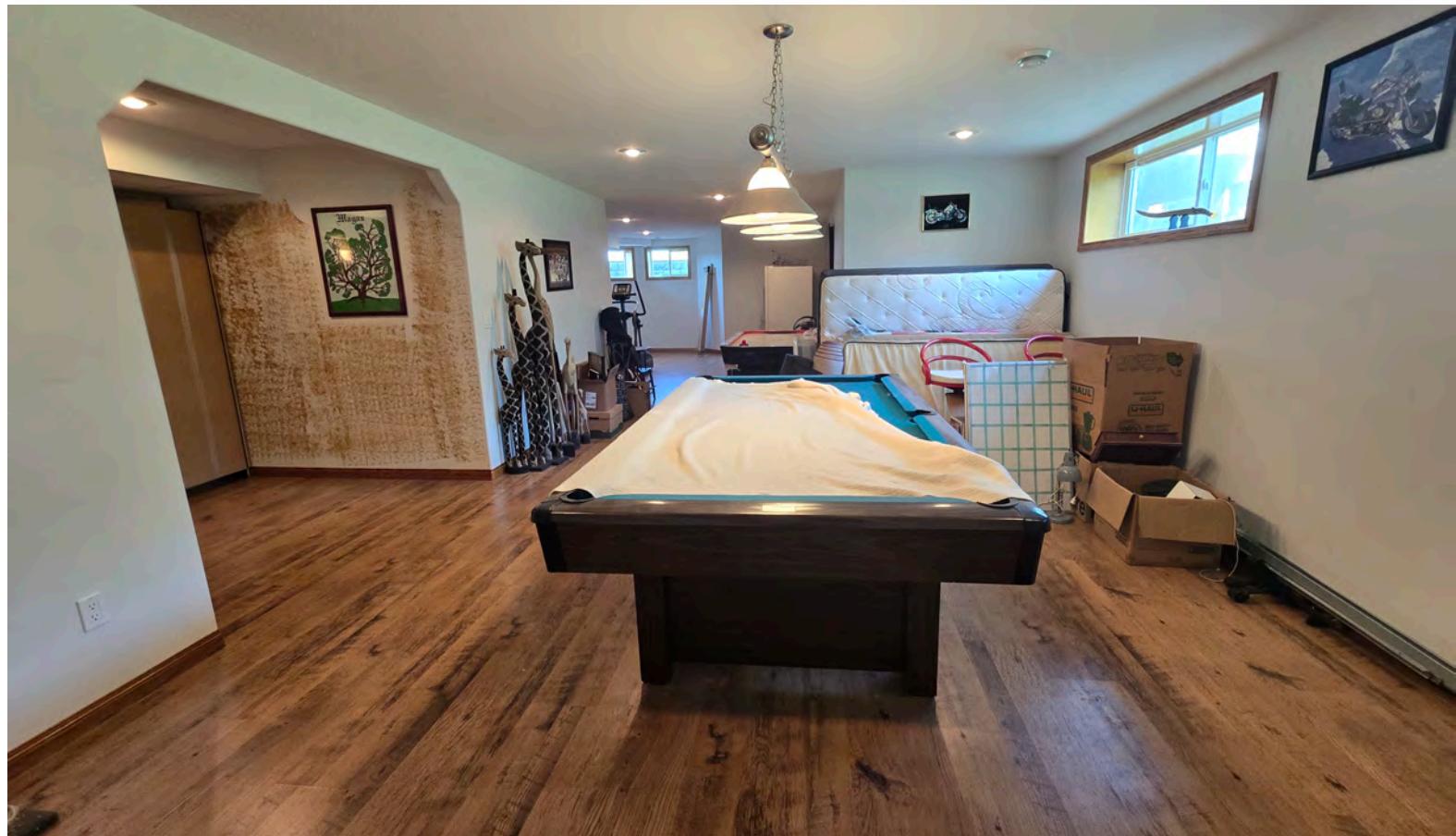


HOUSE BASEMENT FLOOR PLAN

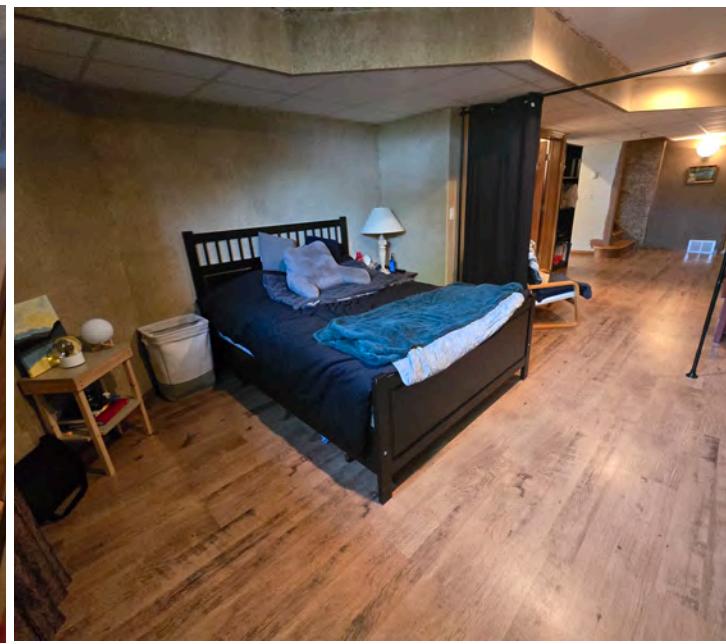


Basement - 1,400 sq ft

- Large open family room
- Full 3-piece bathroom
- Living room with potential bedroom space
- Furnace room with additional cold storage space



BASEMENT FLOOR PHOTOS



GARAGE & OUTSIDE PHOTOS



GARAGE & OUTSIDE PHOTOS



LOCATION / MAP



403.986.7777

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