

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:	<b>\$3,399,000.00</b>
TAXES:	\$24,006.00 (2025)

\*Plus GST

*CLICK HERE* →

**3D PROPERTY TOUR**





## THE SHOP DETAILS

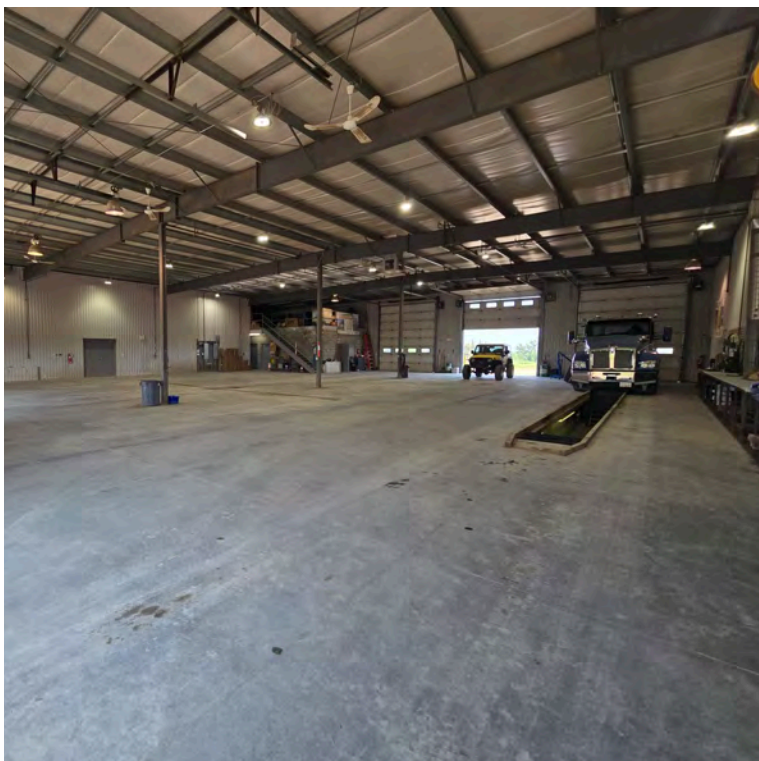


### 12,500 Sq Ft Shop | Built in 2004

**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

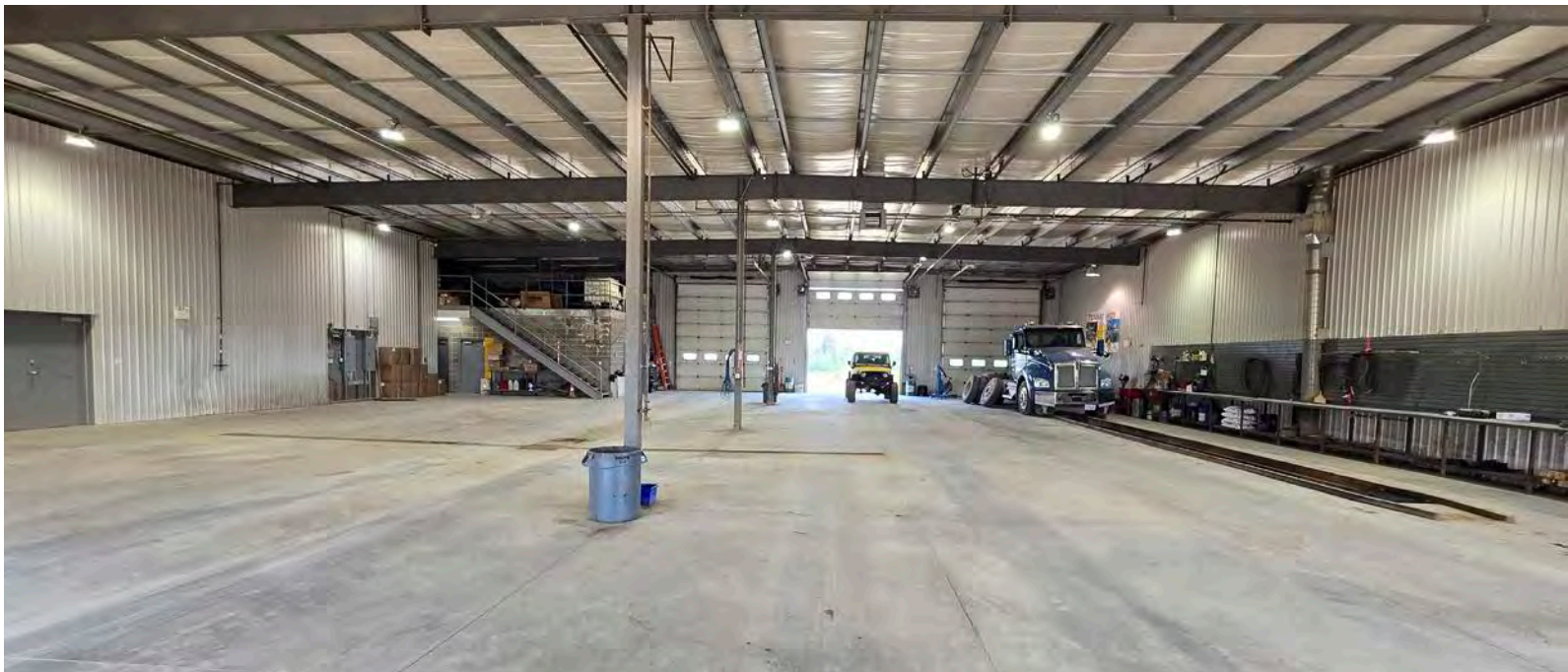
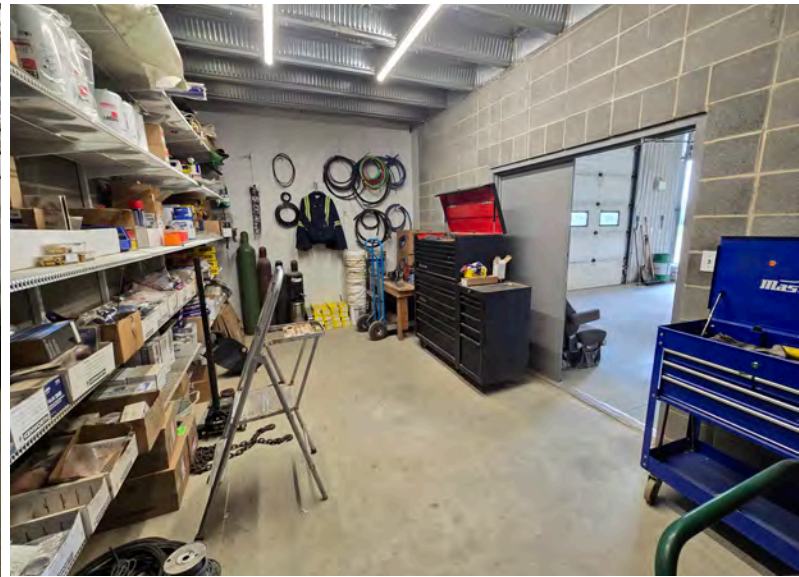
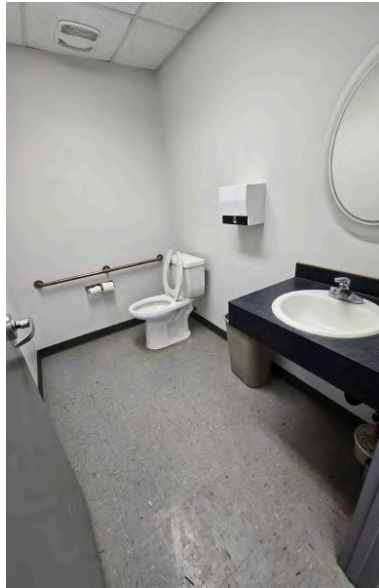


## Commercial Shop - 12,500 sq ft

- » 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

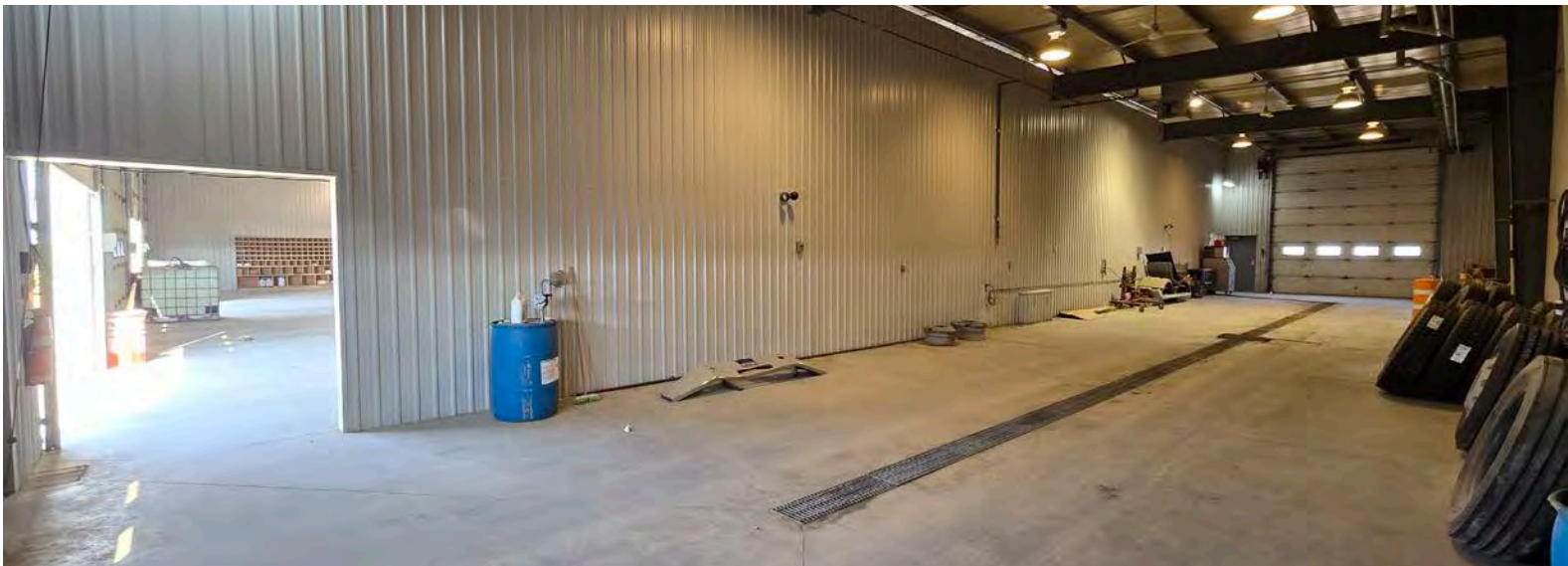
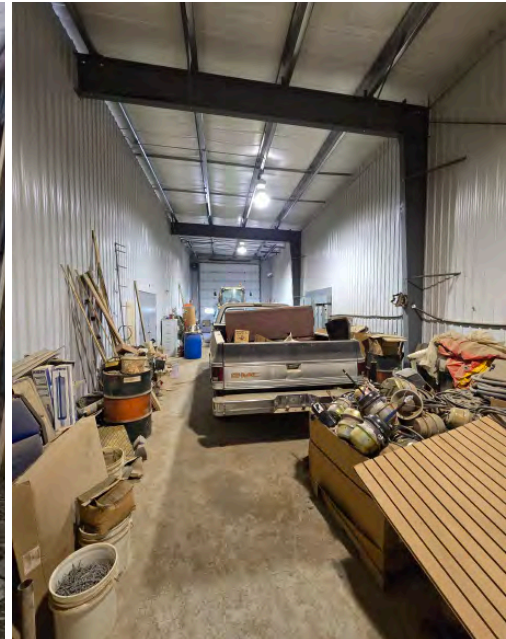
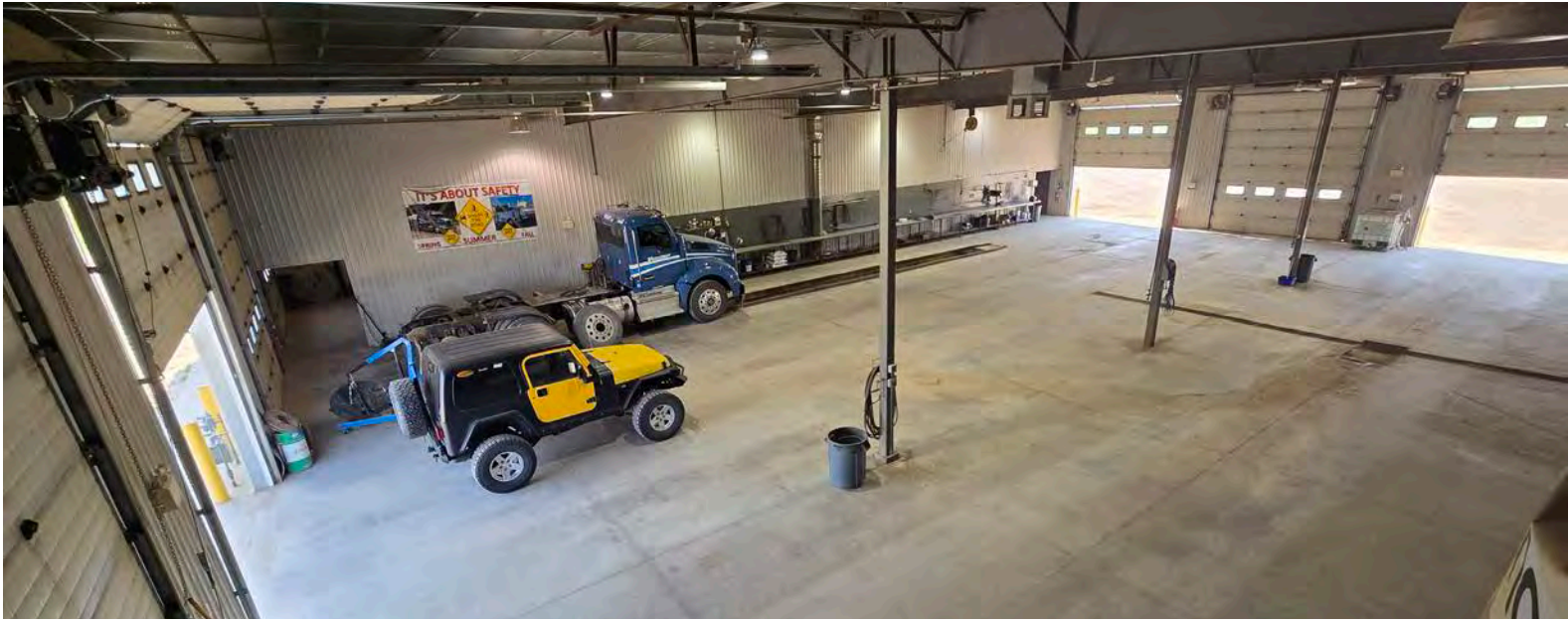


# SHOP PHOTOS





# 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

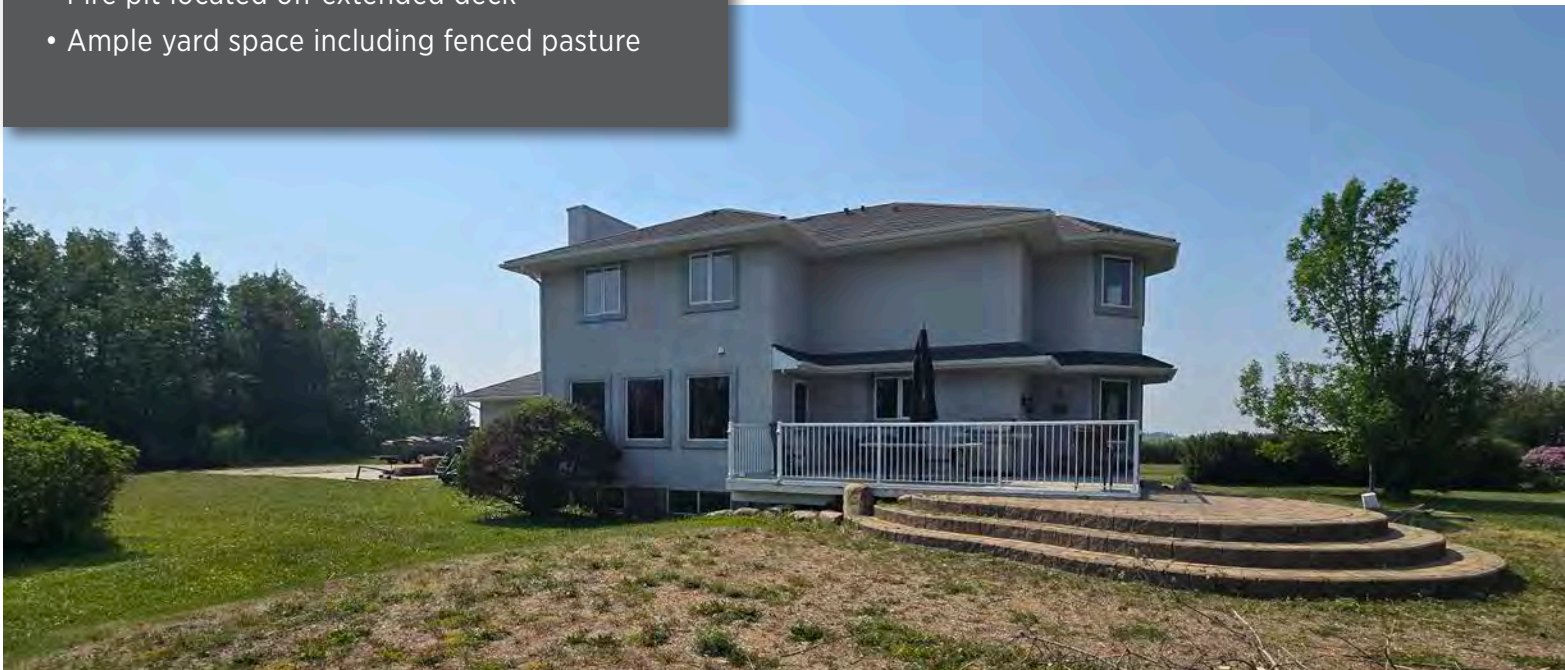
- 3 bedrooms (Bedroom 3 has a laundry chute)
- Full 3-piece bathroom
- Primary suite: 5-piece en-suite, walk-in closet, and private sitting area

## 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

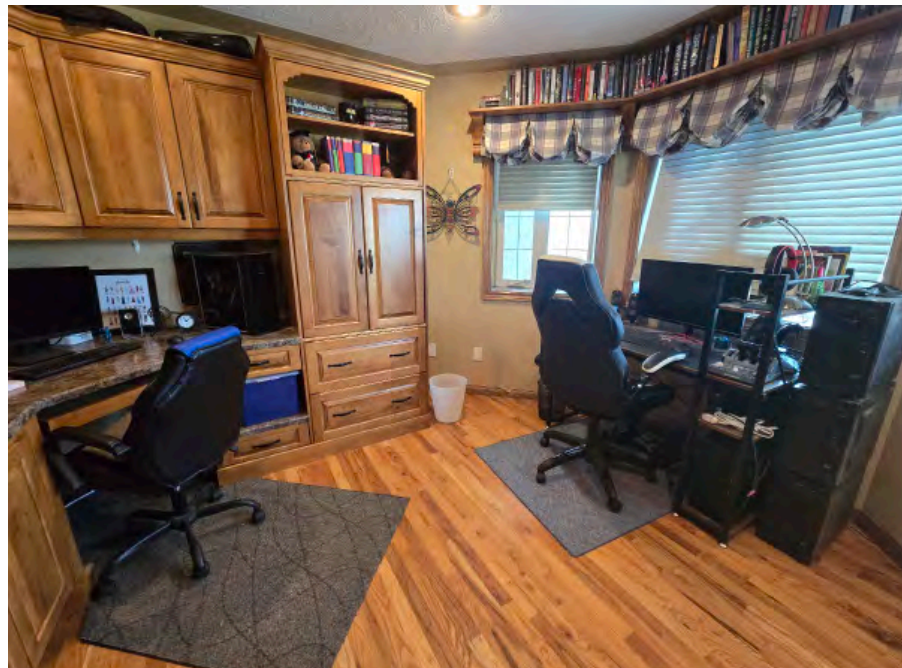
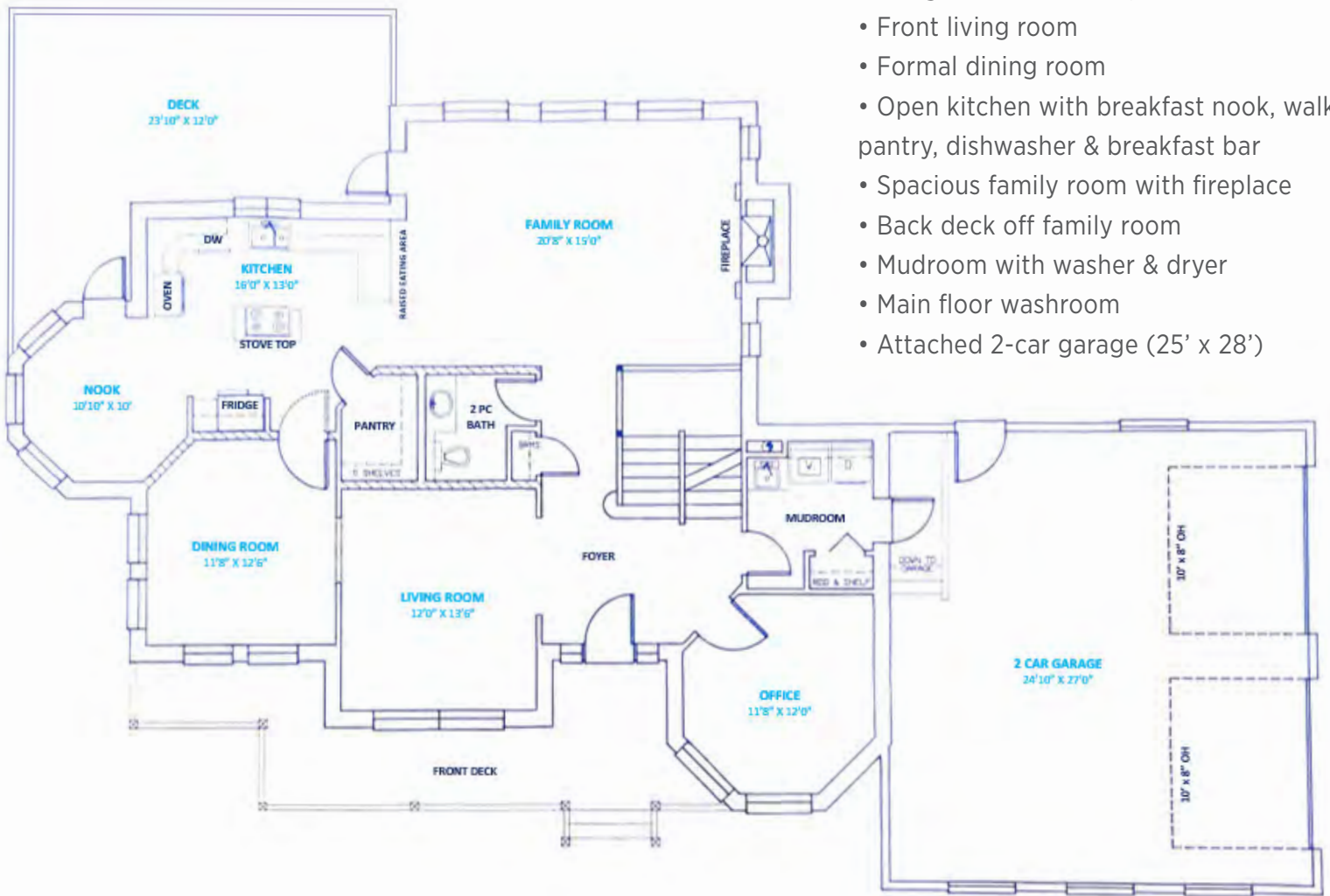




# HOUSE MAIN FLOOR PLAN

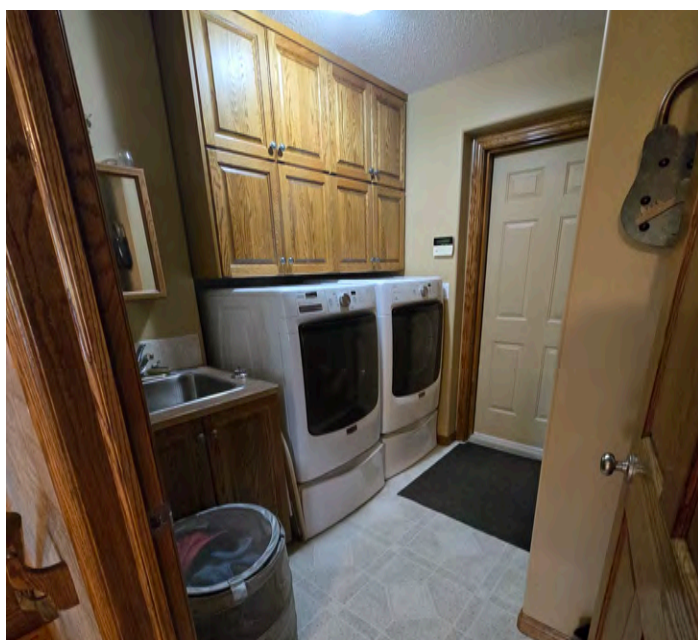
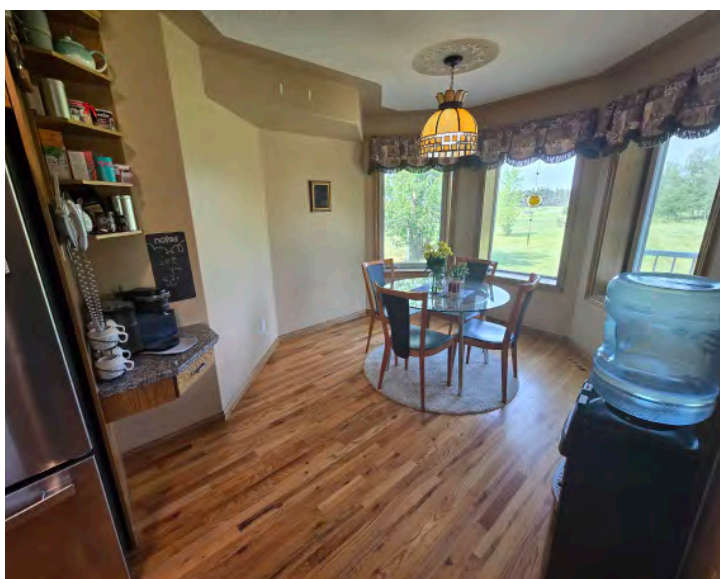
## Main Floor - 1,574 sq ft

- 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')



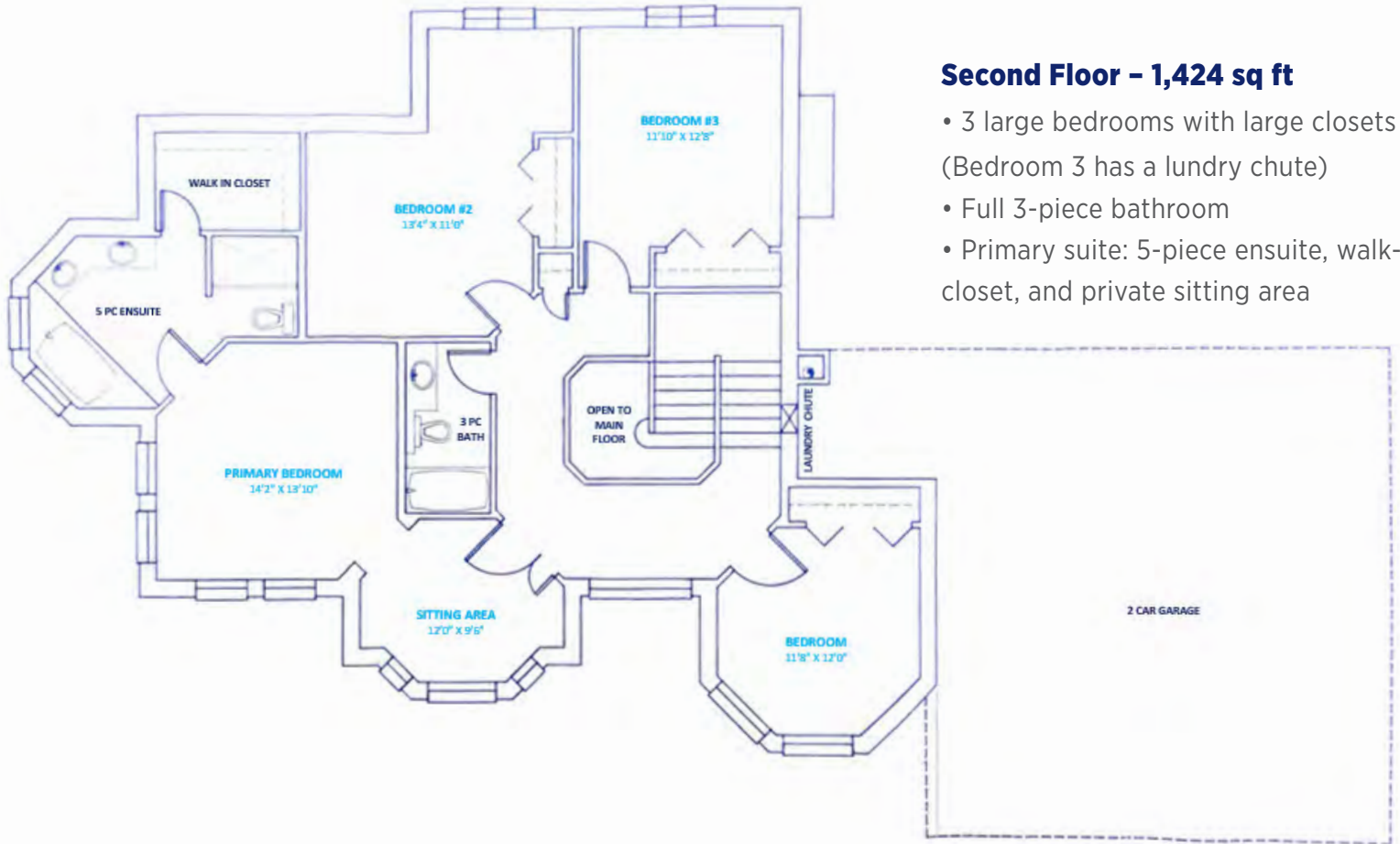


# MAIN FLOOR PHOTOS





# HOUSE SECOND FLOOR PLAN



## Second Floor - 1,424 sq ft

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



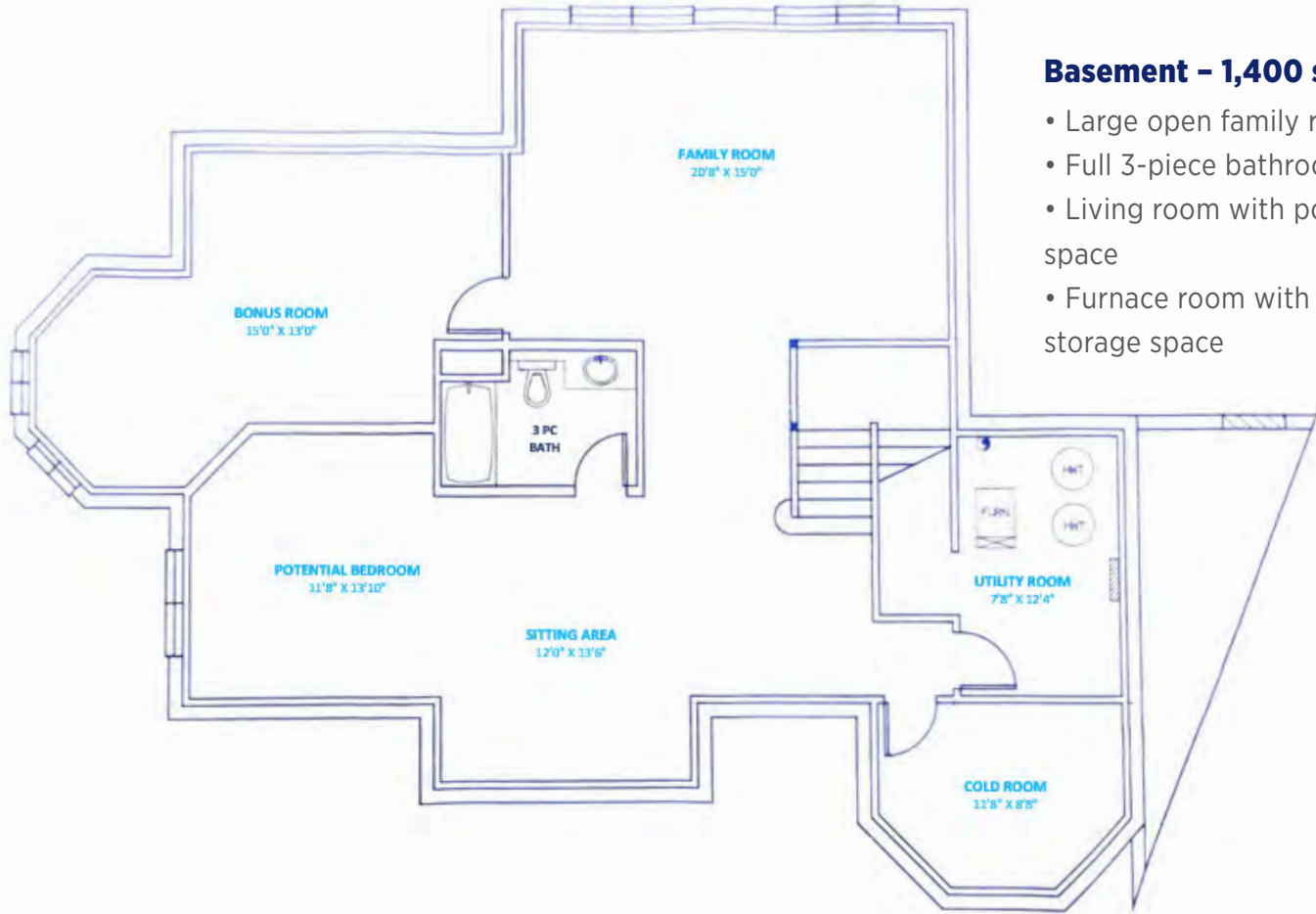


## SECOND FLOOR PHOTOS





# 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



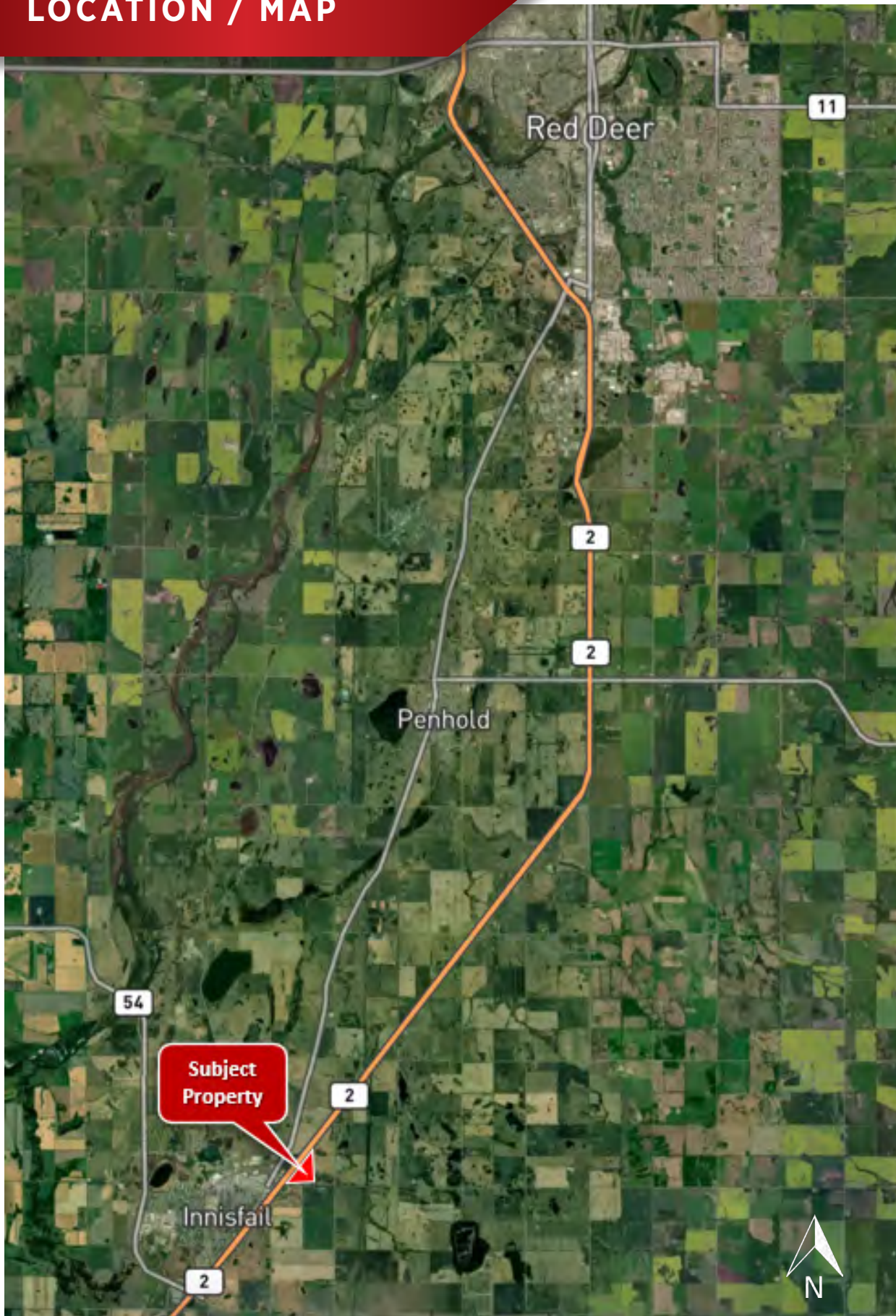


## GARAGE & OUTSIDE PHOTOS





## LOCATION / MAP



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COMMERCIAL  
PROPERTIES



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