

Price Reduced!

Multi-Use Acreage/Industrial Property

53314 Highway 44
Parkland County, Alberta
www.cbre.ca

36.30 Acres with Shops & Bungalow



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The Opportunity

Strategically located just minutes west of Edmonton in Parkland County, this unique acreage offers exceptional access immediately off Highway 16 and Highway 44, providing seamless connectivity east and west.

The property is highly versatile and well improved, featuring multiple buildings on site, including a residential bungalow, several shops and Quonsets, and a suited barn. This layout makes the property ideal for a wide range of uses, whether for a home based business, live work opportunity, or income generating operation.

With extensive asphalt and concrete surfacing throughout the yard, access roads, and driveway, the site is well suited for vehicle, RV, and equipment storage, offering significant potential to create multiple revenue streams. Rural servicing includes three cisterns and three septic systems, supporting the existing improvements and future flexibility.

This is a one of a kind mixed use rural property combining excellent access, strong infrastructure, and diverse use potential, all within close proximity to Edmonton.

Property Details

Legal Address	4;26;53;19;SE
Zoning	CR - Country Residential District
Site Size	36.30 Acres
Site Services	Full municipal services
Fenced	Gated & fenced site
Taxes (2026)	\$4,485.46
List Price	\$3,495,000 \$3,900,000
Available	60 days notice

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Shop 1

This building consists of a 1,750 sq. ft. metal framed shop on a concrete pad. Interior finishes include concrete flooring, curved open ceiling, and fluorescent lighting systems.

Mechanical systems include radiant tube heating and a 100 amp electrical service.

This building also features a vehicle lift.

Available Area	1,750 sq. ft.
Grade Loading	(1) 10' x 12'
Construction	Concrete pad & metal frame
Interior Building Dimensions	32' x 48'
Power	100 amp
Heating	Radiant tube
Lighting	Fluorescent



Shop 2

This building consists of a 1,950 sq. ft. metal framed shop on a concrete pad. Upgrades to this building include power, gas, and an overhead door.

This building also features a hotsy pressure washer, three piece bathroom, and laundry area.

Available Area	1,950 sq. ft.
Grade Loading	(1) 12' x 12'
Construction	Concrete pad & metal frame
Power	100 amp
Heating	Radiant tube
Lighting	Fluorescent



Quonset 1

This building consists of a 5,000 sq. ft. metal pole covered Quonset on a concrete pad with asphalt over top.

Available Area	5,000 sq. ft.
Grade Loading	(1) 14' x 14'
Construction	Concrete pad & canvas
Building Dimensions	50' x 100'
Power	Yes



Quonset 2

New Quonset ideal for vehicle or equipment storage with a gravelled floor.

Available Area	4,000 sq. ft.
Door	Fabric opening
Construction	Gravel pad & canvas
Building Dimensions	50' x 80'



Office/Staff Trailer

This building consists of a 600 sq. ft. staff trailer that has a metal exterior and brick accents.

Interior finishes include laminate flooring, metal panel walls and ceiling, and fluorescent lighting. The office trailer includes several offices, a reception area, four piece bathroom, a kitchenette, and laminate flooring throughout.

There is an additional Office Trailer of 910 sq. ft.



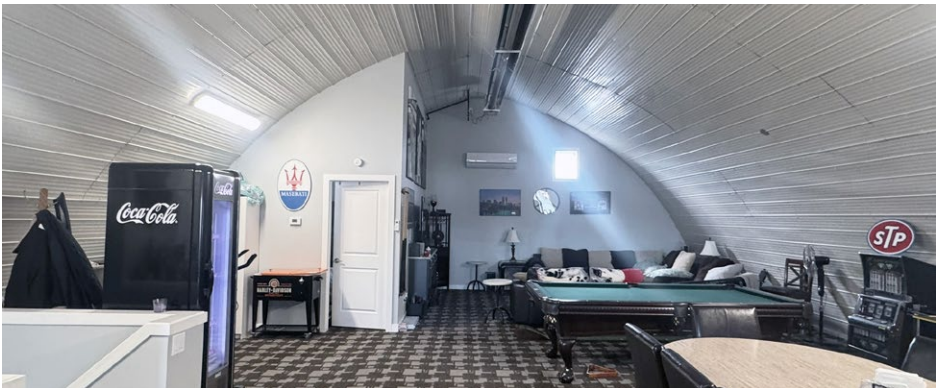
Barn

The main floor consists of a drive-in door, seven 10' x 10' storage lockers, and 2,000 sq. ft. of heated storage ideal for vehicles.

The second floor is demised into a kitchen, living room, one bedroom, open game room/dining space, three piece bathroom, office, and laundry area.

The barn also features a second storey wrap-around deck with patio space.

Available Area	Main Floor:	3,500 sq. ft.
	Suite:	1,500 sq. ft.
	Total:	5,000 sq. ft.
Grade Loading	(1) 9' x 8'	
Construction	Wood & metal	
Power	100 amp	
Heating	Radiant & electrical	
Lighting	Fluorescent	
Sumps	Yes	



Dwelling

This ±1,652 sq. ft. bungalow and detached single-car garage was originally built in 1960 and includes a full ±1,550 sq. ft. basement suite.

Renovations/upgrades include a new roof, concrete (driveway, patio, stairs), windows, kitchen on both levels, flooring on both levels, bathrooms on both levels, wood finishing on both levels, and upstairs lighting.

Year Built	1960
Available Area	1,652 sq. ft.
Garage	Attached
Construction	Concrete foundation & wood frame
Power	100 amp
Heating	Forced air
Basement Suite	Yes





Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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