



GRASSROOTS
REALTY GROUP

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671059 Highway 813
Rural Athabasca County, Alberta

MLS # A2322516



\$395,000

Division: NONE

Lot Size: 26.69 Acres

Lot Feat: -

By Town: Athabasca

LLD: 9-67-22-W4

Zoning: AU

Water: Cistern

Sewer: Holding Tank

Utilities: -

Five minutes north of town, this 30-acre parcel fronts Highway 813 and is already set up to work. The centrepiece is a 48x72 ft steel shop built for serious use. The floor is heavy-duty concrete poured to handle commercial truck traffic, the yard and driveway are packed gravel to match, and there's a two-piece bathroom inside. But the feature that stops people is the door. It's a full-width hydraulic bi-fold door, the kind you'd see on an aircraft hangar. When it opens, the panels fold upward and out, creating a large covered canopy over the entire concrete apron in front of the shop. What that means practically: you have protected working space outside the building without setting foot in the rain or direct sun. Work on equipment, load a trailer, or stage materials, all under cover. Such a great feature. The LED lighting inside is bright and even throughout, and the door opening is large enough to drive a semi and lowboy through.. There's a skid shack on site with a functional kitchen, sleeping quarters, separate bedroom, bathroom, and office space. Use it to run your operation from, or live in it while you build on the property. The land is a mix of open pasture and treed areas with a long gravel driveway set back from the highway. Room to build, room to operate, and room to grow. The uses here are genuinely varied: commercial operation, trades or contracting base with highway access, acreage build with a ready-made shop, or equipment storage at scale. Small holding tanks for water and sewer are present, along with power and natural gas.