

## \$1,400,000 - 52529 Glory Hills Road, Stony Plain

MLS® #E4427712

**\$1,400,000**

4 Bedroom, 1.00 Bathroom, 672 sqft

Single Family on 4.97 Acres

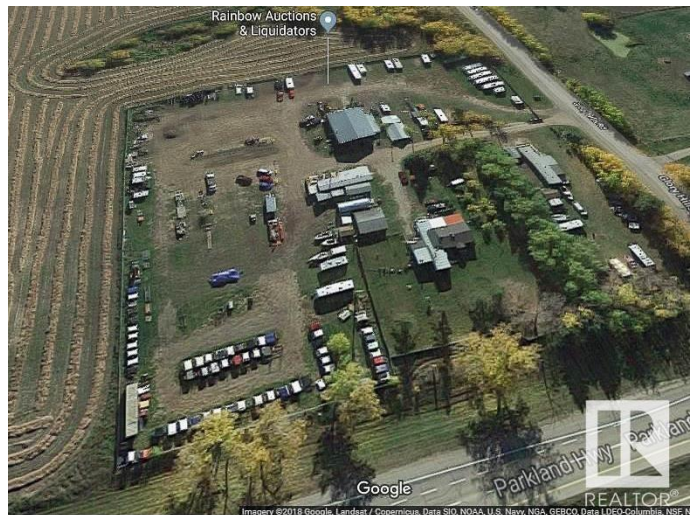
Annexed Area, Stony Plain, AB

4.97 acres with prime highway frontage at Hwy 16A and Rge Rd 11 (Glory Hills Road) within the Town of Stony Plain and only 1 mile west of the Stony Plain overpass. Zoned highway commercial. Located on high ground, it features a 40x60 shop with 2 16' high doors, main floor office plus 2 mezzanine offices; stock rooms, bathroom, sump pump, plus 2nd level emergency exit. Two residences on the yard: an older house with 2 bdrms & 1 bath, and a mobile home with 2 bdrms & 1 bath (both homes currently rented). Double garage, single garage, 816 sqft office building with concession area. RV storage and homes bring in approx. \$4000 per month. Canopy business is also included. Secure, full fencing with chain link and a gate. This is a significant opportunity to develop further, use the existing business, or to start your own in a prime highway location with high visibility.

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4427712    |
| Price          | \$1,400,000 |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Half Baths     | 2           |
| Square Footage | 672         |



|            |                        |
|------------|------------------------|
| Acres      | 4.97                   |
| Year Built | 1954                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52529 Glory Hills Road |
| Area        | Stony Plain            |
| Subdivision | Annexed Area           |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 0A2                |

### Amenities

|           |  |
|-----------|--|
| Amenities | R.V. Storage, Secured Parking, See Remarks           |
| Parking   | Double Garage Detached, Shop, Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished                                       |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Vinyl   |
| Exterior Features | Commercial, Corner Lot, Cross Fenced, Fenced, Fruit Trees/Shrubs, Picnic Area, Private Setting, Schools, Shopping Nearby, Sloping Lot, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 23               |

## Zoning

## Zone 91

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Listing information last updated on April 18th, 2025 at 7:17pm MDT