

# \$999,900 - 7501 C And E Trail, Innisfail

MLS® #A2154067

**\$999,900**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 59.64 Acres

North Industrial, Innisfail, Alberta

59 acre on paved C and E trail North end of Innisfail with large home , 2 QUONSETS, TIN covered large COLD PRODUCE storage building built in 1999 and a COMMERCIAL KITCHEN building . Located in the town limits (RD zoning ) .Great business opportunity as well as Excellent future development property . LUNDS Organics has been a going concern business for many years , selling Organic produce in Calgary Farmer markets and wholesalers. Variety of growing , Garlic , Carrots, beets, Spinach etc. Buildings consists of a fully develop Quonset 40x 80 with water , power and gas , which has a heated processing area for produce and back area that has processing equipment as well as dry storage and a commercial cooler . An enclosed alley gives access to the metal clad 80 x 40 Cold storage building with cement floor ,COOLER unit , well insulated (8 inches in walls , R40 in ceiling ) and has complete full metal interior , 16 ft ceilings , the back 24 x 40 ft portion has been developed as a separate shop, cement floor with drain , full power, large mezzanine and large see through garage door . Two large plastic covered green houses (1,000 +/-sq ft each ) with gas and power. Large number of wood produce boxes . The other professional constructed commercial building is 36 x 28 build in 2002 (metal exterior and interior )which has a Store front and a commercial kitchen in second portion with a walk in cooler , all services and a 3 pce wash room . Some



equipment is excluded see list . There is an attached older 36 x 28 Quonset used for storage and is Insulated plus has power and water . The Bungalow house is around 1700 sq.ft. with a full basement with walk up into the heated 26x 24 garage . House has 3 bdrms up , 1 down , 2 baths on main floor and one down . High efficient furnace , Fire place , open design , basement has a large developed family room with sink and cabinets . most main floor windows upgraded and shingles replaced . There is a outdoor boiler that has heated the house and some other buildings ( needs repairs ) . The excellent land ( Certified organic till 2023 , there is a process to get land re:certified ) has a large area for produce planting ,some area pasture , fenced , two ponds , and nice amount of trees . . Would make a great hobby farm or Commercial business. Good water well that provides all the water for cleaning and processing of all the produce and home . Unattached equipment is for sale separately , List is in the supporting documents. Great Central Alberta business opportunity . Dogs on property . Aerial pictures, Structure plans etc, in supporting Documents. Town verbally says property is sub dividable.

Built in 1979

### **Essential Information**

MLS® #	A2154067
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	59.64
Year Built	1979
Type	Agri-Business

Sub-Type Agriculture  
Style Bungalow  
Status Active

### Community Information

Address 7501 C And E Trail  
Subdivision North Industrial  
City Innisfail  
County Red Deer County  
Province Alberta  
Postal Code T4G0G9



### Amenities

Parking Double Garage Attached, Garage Faces Front, Heated Garage, Insulated  
# of Garages 2  
Waterfront Lagoon

### Interior

Heating Forced Air, High Efficiency, See Remarks  
Has Basement Yes  
Basement Walk-Up To Grade

### Exterior

Exterior Features Private Yard  
Lot Description Farm, No Neighbours Behind, See Remarks  
Roof Asphalt Shingle  
Foundation Poured Concrete

### Additional Information

Date Listed August 1st, 2024  
Days on Market 245  
Zoning RD

### Listing Details

Listing Office Century 21 Advantage

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