

## \$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 4:47am MDT