

## \$1,000,000 - 12 Legend Trail, Stony Plain

MLS® #E4424014

**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

North Business Park, Stony Plain, AB

1.56 Acres in the Legend Trails industrial park in Stony Plain. Multiple buildings on site for ease in operating your business immediately. 48.25'x24' metal clad building with 12'x12' overhead door has spray foam insulation, power & overhead heater (requires propane tank). There is a 980 sq.ft. metal clad building with 8' overhead door (insulated walls & roof with electrical outlets in place ready for power hook up) that is ready to be moved or leave in place and utilize. Another newer 400+/- sq.ft. vinyl exterior building with 8" overhead door (electrical outlets in place ready for power hook up) that is also ready to be moved, utilized or sell for additional funds. 46' x 30' barn has power, metal roof, insulated and has lean to on both sides and small mezzanine. (2) additional sheds onsite for added storage. All located at the end of the road and backing onto SH 770 with easy access to both Hwy 16 & 16A.

Built in 1996

### Essential Information

MLS® #	E4424014
Price	\$1,000,000
Bathrooms	0.00
Acres	0.00
Year Built	1996



Type	Industrial
Status	Active

### Community Information

Address	12 Legend Trail
Area	Stony Plain
Subdivision	North Business Park
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0B1

### Exterior

Exterior	Metal, Wood, See Remarks
Roof	See Remarks
Construction	Metal, Wood, See Remarks

### Additional Information

Date Listed	March 5th, 2025
Days on Market	47
Zoning	Zone 91

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Listing information last updated on April 21st, 2025 at 8:17am MDT