

## \$40,000 - 455 Industrial Drive, Red Earth Creek

MLS® #E4309381

**\$40,000**

9 Bedroom, 10.00 Bathroom, 3,254 sqft

Single Family on 2.76 Acres

Red Earth Creek, Red Earth Creek, AB

"Civil Enforcement Sale" This 3,255 sq.ft. 9 Bedroom, 9 Bathroom + 1 Bathroom in the Pump House, Single Family/Commercial Rooming House is for sale 50% Ownership, the other 50% can be Purchased by going to Court through Partition and Sale. The place is in need of some work but, it would make a Beautiful Place to call Home or otherwise. There is a Pump House, 2 Decks, 9 Campsites and plenty of room for what ever you want. All information and measurements have been obtained from the M.D. of Opportunity No. 17, or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 1981

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4309381 |
| Price          | \$40,000 |
| Bedrooms       | 9        |
| Bathrooms      | 10.00    |
| Full Baths     | 10       |
| Square Footage | 3,254    |
| Acres          | 2.76     |
| Year Built     | 1981     |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 455 Industrial Drive |
| Area        | Red Earth Creek      |
| Subdivision | Red Earth Creek      |
| City        | Red Earth Creek      |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0G 1X0              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Deck        |
| Parking Spaces | 12          |
| Parking        | See Remarks |

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Appliances        | None                  |
| Heating           | Forced Air-1, Propane |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Commercial, Flat Site, Landscaped, Schools, Shopping Nearby, Treed Lot |
| Roof              | Roll Roofing   |
| Construction      | Wood, Metal  |
| Foundation        | See Remarks  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2022 |
| Days on Market | 1085              |
| Zoning         | Zone 70           |

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Listing information last updated on August 2nd, 2025 at 5:17am MDT