

## \$450,000 - 174 Pine Lane, Conklin

MLS® #E4424636

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Conklin, Conklin, AB

30x50 (1500 sqft) HEATED SHOP and 1167 sqft 4 bedroom AIR CONDITIONED home on 2.23 cleared acres. \$5500/month net lease. Net lease rate is for 2667 sqft (shop & house combined) House comes FULLY FURNISHED. TURNKEY property. Yard lighting, motion sensors, plus a row of plug-ins at rear of yard. Excellent wifi and cell service area. Newly PAVED ROAD and sidewalk in front of property, plus a fire hydrant at the property line. New municipal water & sewer services to property line. Currently being serviced by water cistern and septic holding tank. Conklin has a Multiplex sports facility, convenience store with fuel, hotel, restaurant and bar. Close to Cenovus and CNRL. Ideal for contractor working in the area.

Built in 2016

### Essential Information

MLS® #	E4424636
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Land Commercial
Status	Active

### Community Information



Address	174 Pine Lane
Area	Conklin
Subdivision	Conklin
City	Conklin
County	ALBERTA
Province	AB
Postal Code	T0P 1H1

### **Exterior**

Exterior	Modular
Construction	Modular

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	117
Zoning	Zone 60

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Listing information last updated on July 2nd, 2025 at 7:17am MDT