

Courtesy Of Kim Seymour Of RE/MAX Results

## **\$269,000 - 210 55504 Nikoodi Road, Glenevis**

MLS® #E4424600

**\$269,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Glenevis, Glenevis, AB

CALLING ALL GREENTHUMBS!!! 7.39 acres in the hamlet of Glenevis with a home based GREENHOUSE business opportunity. Make this property your private oasis or a home based business. Extensive landscaping with perennials with ACRES of UNTOUCHED LAND ready for you. A 20x56 greenhouse is perfect for personal indulgence or a BUSINESS VENTURE. You can keep the property more secluded or remove some trees on the north property line to give you EXPOSURE TO HWY 43. Located on the edge of the Hamlet of Glenevis, you can walk to the local post office or convenience/liquor store with gas station and bottle depot. A drilled well services this property. Septic can be upgraded to access the municipal sewer line. Comes with a solid 3 bedroom modular home with a 12x22 east facing deck. Home has newer patio doors and a woodburning stove. LOTS OF POTENTIAL!

Built in 1973

### **Essential Information**

MLS® #	E4424600
Price	\$269,000
Bathrooms	0.00
Acres	0.00
Year Built	1973



Type	Business with Property
Status	Active

### Community Information

Address	210 55504 Nikoodi Road
Area	Glenevis
Subdivision	Glenevis
City	Glenevis
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### Exterior

Exterior	Modular
Construction	Modular

### Additional Information

Date Listed	March 7th, 2025
Days on Market	28
Zoning	Zone 70

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Listing information last updated on April 4th, 2025 at 11:47am MDT