

## \$147,000 - 5081 50 Street, Waskatenau

MLS® #E4431487

**\$147,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

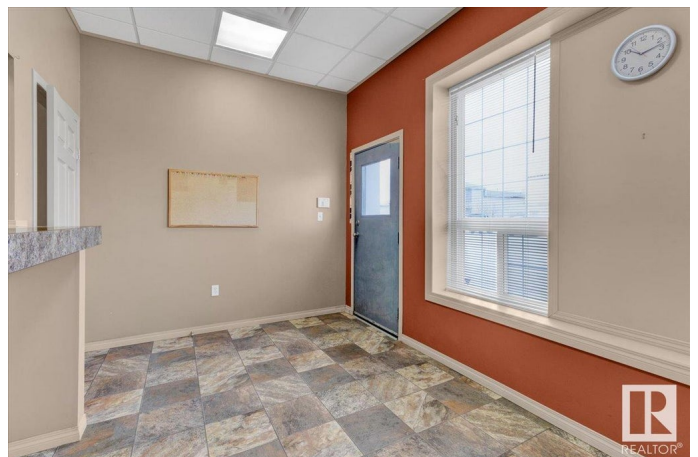
Waskatenau, Waskatenau, AB

Looking for space for your new business...Fully renovated commercial building that is wheelchair accessible. Located on the main street of Waskatenau on a large Lot. Only 1hr North of Edmonton & 20 mins to Redwater. Lots of parking available...well maintained throughout with numerous upgrades. Insulation, drywall, paint, wiring, lights, vinyl windows & doors. New Central AC, High Efficiency Furnace & Hot Water Tank! Shingles have been redone as well. Once inside the building you will be impressed by how immaculate it is. High ceilings, front retail space, 2 large offices, 2pc bathroom & utility room. There is potential to apply for mixed-use and use it as your residence as well. Large back yard with alley access. Brand New School is being built, starting to break ground this year. Excellent location for a Candy Store, Coffee Shop, Office Space, etc. This is a great community to work & live in! GST maybe applicable.

Built in 1945

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431487  |
| Price     | \$147,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |        |
|------------|--------|
| Year Built | 1945   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5081 50 Street |
| Area        | Waskatenau     |
| Subdivision | Waskatenau     |
| City        | Waskatenau     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3P0        |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Stucco, Wood Frame |
| Roof         | Metal Shingles     |
| Construction | Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 115              |
| Zoning         | Zone 60          |

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Listing information last updated on August 10th, 2025 at 12:17pm MDT