

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

MLS® #E4431487

**\$147,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

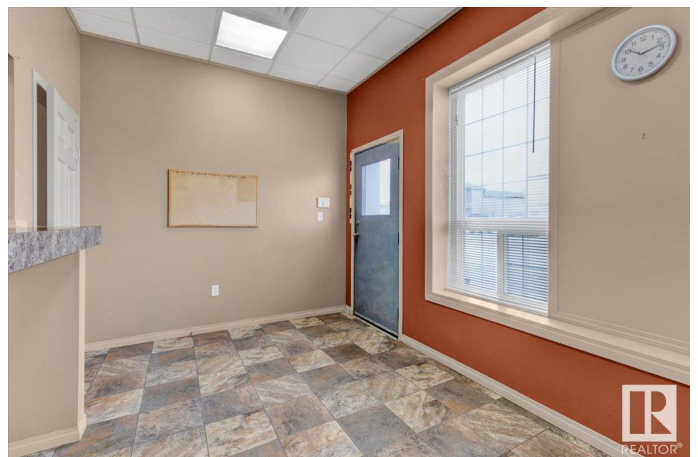
Waskatenau, Waskatenau, AB

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	107
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 5:02am MDT