

\$1,300,000 - 4803 50 Street, Athabasca

MLS® #A2259420

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.28 Acres

NONE, Athabasca, Alberta

One of Athabasca's signature retail/office buildings on two corner lots with Highway 2 frontage. Offering an elevated customer experience, no expense was spared on the details of this development. 12 ft high ceilings throughout, plus additional vault in Unit A to the open second level. Unit A is just over 4700 sq ft on the main level with a 1400 sq ft mezzanine. Additional enclosed room with enhanced ventilation, currently used as a printing room. Mezzanine with kitchen is wide open to the main level, showcasing the custom built solid log staircase and railing. Both Units B and C are just under 1000 sq ft, fully open and customizable spaces, with self contained kitchen and bathroom. Prime location on main street, spacious side boardwalk. Low maintenance building has a metal roof and hardy board siding, with river rock trim. In-floor heat throughout.

Built in 2010

Essential Information

MLS® #	A2259420
Price	\$1,300,000
Bathrooms	0.00
Acres	0.28
Year Built	2010
Type	Commercial
Sub-Type	Mixed Use
Status	Active



Community Information

Address	4803 50 Street
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C8

Interior

Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	September 23rd, 2025
Days on Market	40
Zoning	C1

Listing Details

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.