

# \$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 | 27                   |
| Zoning         | C1                   |

## Listing Details

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

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