

# \$60,000 - 402 Centre, Empress

MLS® #A2210744

## \$60,000

1 Bedroom, 1.00 Bathroom, 1,097 sqft

Residential on 0.14 Acres

NONE, Empress, Alberta

This unique property in the Village of Empress presents an exciting opportunity for investors, handymen, or those looking for a project. Zoned commercial, this older single-family dwelling once served as a 2-bedroom, 1-bathroom bungalow and sits on a cinder block foundation with approximately 1,097 sq ft of living space.

The home has been vacant for some time and is in need of significant repair, but the true value lies in the solid garage – a standout feature of this property. Measuring 16'8" x 39'10", the garage offers ample space for storage, a workshop, or future development. Recent updates include a new metal roof and new electrical panel, making it immediately usable.

Whether you're looking to restore the residence, repurpose the lot, or take advantage of the commercial zoning, this property offers endless potential in a quiet, rural setting. Don't miss your chance to reimagine this space and make it your own.

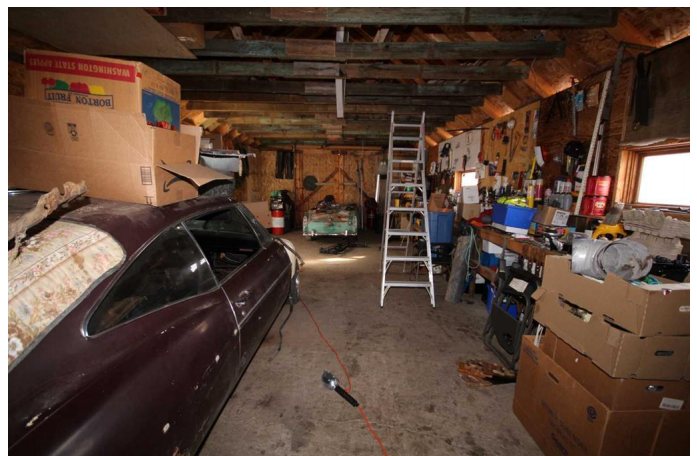
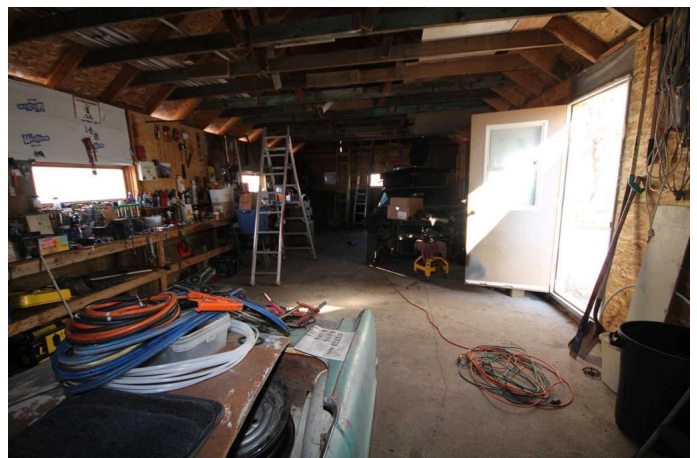
Built in 1920

## Essential Information

MLS® # A2210744

Price \$60,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	1,097
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	402 Centre
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J1E0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Tandem
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Other

Foundation                      See Remarks

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                23  
Zoning                              Com/Res

**Listing Details**

Listing Office                    ROYAL LEPAGE COMMUNITY REALTY

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