

# \$750,000 - 419 50 Street, Edson

MLS® #A2252006

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

NONE, Edson, Alberta

Discover an exceptional opportunity in the heart of downtown with this expansive commercial property offering over 17,000 sq. ft. across three levels. The main floor alone provides more than 10,000 sq. ft. of open, adaptable space—ready to accommodate a wide range of retail or business ventures. Its prime location on Main Street, directly across from the post office and just steps from Highway 16, ensures maximum visibility and foot traffic. The second level combines practicality and flexibility with a private office, storage area, and full bathroom, alongside a large open space suitable for professional offices, collaborative work areas, or even a specialty studio. Adding to the building's appeal is the lower level, home to a well-established bowling alley that has long been a cornerstone of the community, offering both built-in revenue and nostalgic charm. Positioned in the bustling downtown shopping district, this property benefits from excellent accessibility, high exposure, and close proximity to key amenities. Whether you're an investor seeking a versatile addition to your portfolio or a business owner searching for a flagship location, this property offers unmatched potential in a thriving core location.

Built in 1963

## Essential Information

MLS® #                      A2252006



|            |            |
|------------|------------|
| Price      | \$750,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.21       |
| Year Built | 1963       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 419 50 Street     |
| Subdivision | NONE              |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1N7           |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Metal Siding |
| Foundation   | Poured Concrete, None  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 85                |
| Zoning         | CBD               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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