

# \$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 | 57                   |
| 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.