

## \$780,000 - 1 4913 47 Avenue, Stony Plain

MLS® #E4417167

**\$780,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

Location, revenue, flexibility, quality construction and land size are all available on this property! 4 LEGAL SUITES (all with their own addresses) are all on this 1 acre property. The C3 zoning provides for a pedestrian oriented residential, service & retail environment and allows for a long list of permitted and discretionary uses. Live onsite and allow tenants to pay your mortgage, use as a revenue property or run your office/retail business from the property...the possibilities are endless. Current leases in place. Possibility of adding a 4-5 suite building to the north side of the current structures with utilities already in place for the expansion.

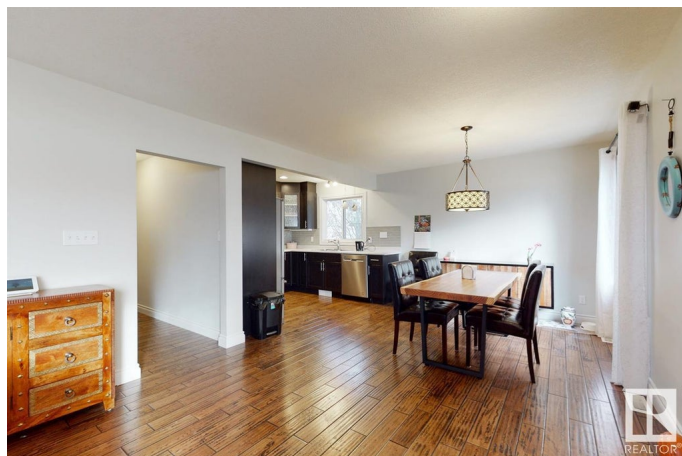
Built in 2014

### Essential Information

MLS® #	E4417167
Price	\$780,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Office
Status	Active

### Community Information

Address 1 4913 47 Avenue



Area	Stony Plain
Subdivision	Old Town_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1L7

### **Exterior**

Exterior	Hardie Board Siding, Wood Frame
Roof	Asphalt Shingles
Construction	Hardie Board Siding, Wood Frame

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	102
Zoning	Zone 91

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Listing information last updated on April 18th, 2025 at 9:17am MDT