# \$169,900 - 4928 50 Street, Sangudo

MLS® #E4438849

### \$169,900

1 Bedroom, 1.00 Bathroom, 11,281 sqft Single Family on 0.00 Acres

Sangudo, Sangudo, AB

FORMER COUNTY OFFICE. 11,000 sq ft two story cinderblock institutional quality building currently operating as a used equipment/materials store. Zoned for mixed use commercial/residential. 30' x 140' paved parking lot adjacent. roof top deck with a view of the Pembina River Valley. Sangudo is a Hamlet one hour northwest of Edmonton on four lane asphalt servicing a regional catchment of approx. 3000 people. Exceptional price for an end user who needs lots of space and would like to live next to the store.



#### **Essential Information**

MLS® # E4438849 Price \$169,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 11,281

Acres 0.00 Year Built 1964

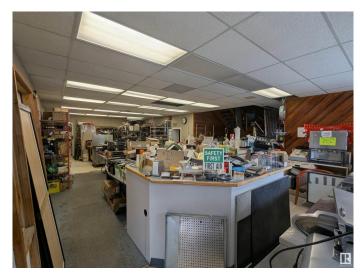
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







## **Community Information**

Address 4928 50 Street

Area Sangudo
Subdivision Sangudo
City Sangudo
County ALBERTA

Province AB

Postal Code T0E 2A0

#### **Amenities**

Amenities Off Street Parking

Parking Spaces 16

Parking Front Drive Access

#### Interior

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Block, See Remarks

Exterior Features Commercial, Corner Lot, Flat Site

Roof Flat, Tar & mp; Gravel

Construction Block, See Remarks

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 28th, 2025

Days on Market 42

Zoning Zone 70

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Listing information last updated on July 9th, 2025 at 5:17am MDT