

## **\$399,900 - 10239 104 Avenue, Rural Westlock County**

---

MLS® #E4447002

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Rural Westlock County, AB

Exceptional Commercial Office Space in Central Westlock. Set on a rare 0.69-acre lot in the heart of Westlock, this unique commercial property offers unmatched space, charm, and professional potential. Formerly a private residence, it's been carefully converted into a warm, functional office—perfect for healthcare, legal, financial, or creative businesses. The expansive lot (45.24m x 61.57m) is a true standout, providing room for future expansion, generous parking, and a professional presence with real impact. A private driveway, double detached garage, and upgraded exterior finishes enhance both function and curb appeal. Inside, the layout includes multiple private offices, a welcoming reception area, a meeting room, and a full 4-piece bathroom. Beautiful hardwood floors add character throughout the main level, while a finished basement offers additional workspace or storage. With a prime central location, flexible layout, and one of the largest commercial lots in the area, this is a rare opportunity.

Built in 1947

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4447002  |
| Price  | \$399,900 |



Bathrooms 0.00  
Acres 0.00  
Year Built 1947  
Type Office  
Status Active

**Community Information**

Address 10239 104 Avenue  
Area Rural Westlock County  
Subdivision None  
City Rural Westlock County  
County ALBERTA  
Province AB  
Postal Code T7P 1L3

**Exterior**

Exterior Stone, Stucco, Wood Frame  
Roof Asphalt Shingles  
Construction Stone, Stucco, Wood Frame

**Additional Information**

Date Listed July 9th, 2025  
Days on Market 37  
Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 15th, 2025 at 5:02pm MDT

