

\$799,000 - 5509 46 Street, St. Paul Town

MLS® #E4420727

\$799,000

0 Bedroom, 0.00 Bathroom,
Institutional on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Business Opportunity for the Community Minded - Want to make a difference in your community? This unique facility that has been licenced in Alberta for many years is the way to do just that. Built above & beyond provincial safety standards, this 1,848 sq ft multi bedroom treatment center includes a large kitchen/living area, laundry and office space. Outside you'll find a large back deck, the 50'x32' school with it's own kitchenette, learning & recreational space, the Iron Horse Trail and access to the small community lake for some recreational fun. To make transition easier, the policy book & all daily forms are included. Grocery stores, gas stations & restaurants are just a few blocks away for convenience of day to day operations. Owner is open to leasing facility to qualified tenants. Check out this unique opportunity today.

Built in 2004

Essential Information

MLS® #	E4420727
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Institutional
Status	Active



Community Information

Address 5509 46 Street
Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town
County ALBERTA
Province AB
Postal Code T0A 3A1

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed February 7th, 2025
Days on Market 60
Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 3:32am MDT