

# \$749,000 - 1 4913 47 Avenue, Stony Plain

MLS® #E4417167

**\$749,000**

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      | \$749,000 |
| 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 | 273               |
| Zoning         | Zone 91           |

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Listing information last updated on October 6th, 2025 at 5:17am MDT