

## \$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.

Built in 1964

### 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 & Gravel
Construction	Block, See Remarks
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 70

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Listing information last updated on June 16th, 2025 at 4:32pm MDT