

# \$779,000 - 4905 47 Avenue, Stony Plain

MLS® #E4426244

**\$779,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

11 units on 1 acre and loads of development potential! 9 units in the apartment building and 2 more units in the modular home connected by pedway. Very well located in the Old Town district of Stony Plain approximately 5 blocks from the heart of the downtown core. Stony Plain boasts a population of some 16,000 and is located 20 kms west of Edmonton. The town is well known for it's deep heritage and "mural" program which adorns many downtown buildings. Main building is a one and one-half storey wood frame building with 9 units and a gable and shingle/metal roof, boiler and newer hot water tank. The modular has 2 suites and is approximately 1,900 sf with 2 separate gas fired furnaces and one hot water tank. Power in the main apartment complex is separately metered and paid by the tenants. Landlord pays for all other utility costs. This is amongst the lowest per unit priced apartments in Alberta and will not last long. Surplus land is a huge bonus. Sellers are motivated for a quick sale and a quick close.

Built in 1971

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426244  |
| Price     | \$779,000 |
| Bathrooms | 0.00      |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1971                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4905 47 Avenue |
| Area        | Stony Plain    |
| Subdivision | Old Town_STPL  |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 1S3        |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 91          |

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Listing information last updated on April 2nd, 2025 at 5:22am MDT