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5062 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Stavely, Alberta

Listing ID:
34600

MLS ID:
A2296652

\$475,000



 **RICK BRADEN**
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 RE/MAX REAL ESTATE - LETHBRIDGE
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 5062 50 Avenue , Stavely , Alberta T0L 1Z0

Transaction Type For Sale	Days On Market 63	Zoning Commercial
Subdivision NONE	Year Built 1951	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1223J
Building Area (Sq. Ft.) 5423.00	Building Area (Sq. M.) 503.81	Lot Size (Sq. Ft.) 9000
Lot Size (Acres) 0.21	Inclusions Fridge, Stove, Washer, Dryer	Restrictions None Known
Reports Call Lister		

Welcome to a truly unique live/work opportunity in the heart of Stavelly — where flexibility, space, and potential come together under one expansive roof. Zoned for commercial use, this property offers incredible versatility for entrepreneurs, tradespeople, or anyone looking to operate a business from home. The front portion of the building features a large, heated shop space with high ceilings — ideal for automotive work, mechanical services, or a wide range of business ventures. With existing workspace areas and office potential, it's easy to envision this as a fully functional commercial hub. Connected to the shop is a substantial multi-purpose area currently suited for recreation, storage, or further business development, alongside a dedicated workshop space perfect for woodworking or hands-on trades. The scale and layout open the door to countless possibilities — from retail or studio space to service-based operations. At the rear of the property, a spacious residential living area provides comfort and separation from the work environment. The open-concept great room creates a welcoming atmosphere, complemented by three bedrooms, including a primary suite with ensuite and dressing room. Recent appliance upgrades and roof A/C add everyday convenience. Situated on a large lot with additional features like RV parking, outdoor entertaining areas, and flexible exterior space, this property is well-suited for both business operations and personal enjoyment. Whether you're launching a new venture, expanding an existing one, or seeking the freedom of a live/work lifestyle beyond the bustle of Calgary, this property offers a rare and compelling opportunity to do it all in one place.

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