

# \$380,000 - 4902 50 Street, Valleyview

MLS® #A2254683

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

NONE, Valleyview, Alberta

Two turnkey and established business operations with high quality 2-bedroom living quarters and a double-detached garage all located on-site. This property provides multiple revenue streams with the bonus of a place to live! You can take it all over, or lease out each space, or put your own business venture within.

The laundromat is well established and has been a staple in the community for many years. There are 10 washing machines (4- 4\$ washers, 2-6\$ washers and 2-8\$ washers) and 10 dryers, with custom laundry services provided.

If you are interested in continuing with the "Pet and Livestock Supply"™ business, the equipment, fixtures and stock can be purchased as well. Or you can put your own business within that space. The property can be easily configured to best meet your needs. The building also contains a rear 2-bedroom residence which must be seen to be appreciated. The residence was renovated +/-10 years prior and contains beautiful cabinetry and fixtures. A garage is also available for personal use or business storage. So much potential: take it over and live comfortably on-site or tweak it and take what is there and make it your own - you decide!

Built in 1975

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2254683   |
| Price      | \$380,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.16       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4902 50 Street            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Corner Lot      |
| Roof            | Asphalt Shingle |
| Construction    | Concrete        |
| Foundation      | Poured Concrete |

### Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | September 5th, 2025      |
| Days on Market | 68                       |
| Zoning         | CD - Downtown Commercial |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Royal LePage Redwillo Realty |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.