

\$179,900 - 5214 47 Street, Lodgepole

MLS® #E4452102

\$179,900

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Lodgepole, Lodgepole, AB

Turnkey Convenience Store with Living Quarters – Downtown Lodgepole, Alberta. An excellent opportunity to own a well-established licensed convenience store in the heart of Lodgepole. Situated on two Commercial-zoned lots totaling 14,400 sq ft, this versatile property offers both business & living quarters. The building includes a fully operational retail space with all shelving, coolers, & fixtures included in the sale (excluding select supplier-owned items). A large built-in cooler (approx. 24'™ x 24'™) adds to the functionality of the space. The rear of the property features comfortable live-in quarters, complete with 2 bedrooms, a 4-piece bath, kitchen, living room, & a spacious back entrance – perfect for owner-operators. An addition built approx 10 years ago sits on pilings as well. Additional highlights include a double garage & 3 storage sheds, Fridge, stove, all included. (Seacan negotiable). A rare chance to invest in a mixed-use property at this price point. Newer drilled well (2023), on town sewer.

Built in 1956

Essential Information

MLS® #	E4452102
Price	\$179,900



Bathrooms	0.00
Acres	0.00
Year Built	1956
Type	Business with Property
Status	Active

Community Information

Address	5214 47 Street
Area	Lodgepole
Subdivision	Lodgepole
City	Lodgepole
County	ALBERTA
Province	AB
Postal Code	T0E 1K0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 7th, 2025
Days on Market	8
Zoning	Zone 90

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Listing information last updated on August 14th, 2025 at 10:32pm MDT