

# **\$409,900 - 4823 50 Avenue, Rural Lac Ste. Anne County**

MLS® #E4434601

**\$409,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

In the heart of Albert Beach, just steps from the lake! This former 1940s church has been expanded, structurally upgraded, and transformed into a charming Beach Boutique. Recent improvements include new flooring, lighting, and entrance doors. Features a low-maintenance metal roof, wheelchair ramp, kitchen, 2 bathrooms, spacious open-concept showroom, plus front and rear parking. Incredible exposure on a high-traffic main street, directly across from the beautifully updated Beachside Grind, Beachside Market, and boat launch. Enjoy stunning lake views from the front deck! Zoned C-1 Commercial with endless permitted usesâ€”retail (already set up!), bakery, bar, daycare, office, pet grooming, and more. A rare opportunity to own a piece of history in a thriving lakeside community.

Built in 1940

## **Essential Information**

MLS® #	E4434601
Price	\$409,900
Bathrooms	0.00
Acres	0.00
Year Built	1940
Type	Retail



Status                      Active

**Community Information**

Address                    4823 50 Avenue  
Area                        Rural Lac Ste. Anne County  
Subdivision               Alberta Beach  
City                        Rural Lac Ste. Anne County  
County                    ALBERTA  
Province                  AB  
Postal Code               T0E 0A0

**Exterior**

Exterior                   Concrete, Wood Frame  
Construction             Concrete, Wood Frame

**Additional Information**

Date Listed               May 5th, 2025  
Days on Market          54  
Zoning                     Zone 71

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