

## \$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 | 9                |
| Zoning         | Zone 90          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 4:02am MDT