# \$48,800 - 4716 53 Street, Clyde

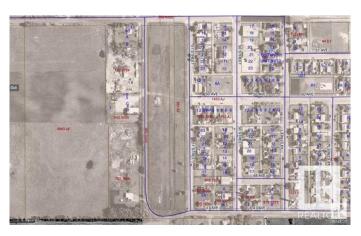
MLS® #E4359802

### \$48,800

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Clyde, Clyde, AB

READY FOR YOUR INDUSTRIAL / COMMERCIAL building to be constructed. Industrial park with 0.5 acre lots in the Village of Clyde, only 50 minutes drive north of Edmonton, 35 minutes from St. Albert. Keep your operating expenses low by being in this dynamic little community instead of Edmonton. Newer Kindergarten to grade 9 school. GST is applicable and will be extra. Lot size is approximately 86' X 254' (26.13m X 77.31m). Cleanliness covenant, water and sewer at backside, on trucking route - 52 ave, located 10 minutes from Westlock.





#### **Essential Information**

MLS® # E4359802

Price \$48,800

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

## **Community Information**

Address 4716 53 Street

Area Clyde
Subdivision Clyde
City Clyde

County ALBERTA

Province AB

Postal Code T0G 0P0

## **Additional Information**

Date Listed September 25th, 2023

Days on Market 677

Zoning Zone 60

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 2nd, 2025 at 10:17am MDT