

## \$48,800 - 4712 53 Street, Clyde

MLS® #E4359803

**\$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 added. 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® #    | E4359803        |
| Price     | \$48,800        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4712 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              |

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Listing information last updated on August 2nd, 2025 at 7:02am MDT