

## \$2,569,000 - 4002 50 Street, Stony Plain

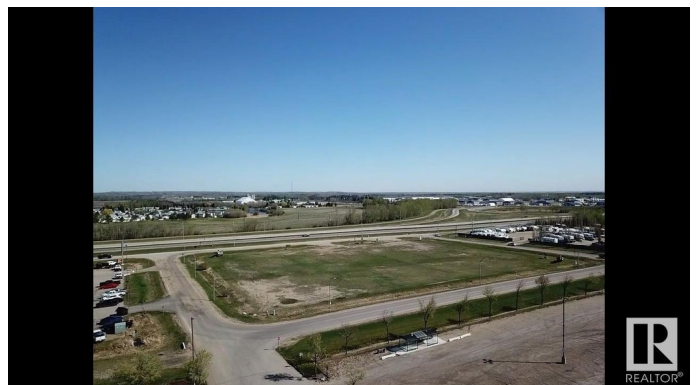
MLS® #E4395897

**\$2,569,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

3.67 Acres of Commercial land right off Highway 16A in Stony Plain! This parcel of land has been approved for subdividing into two 1.83 Acre lots, it has great exposure to over 21,000 vehicles per day, and it has great neighbors next to Stony Plain Chrysler, Heritage Pavilion, Exhibition Grounds, as well as Camp'n Class RV Park! This is a perfect spot for a variety of businesses. These options include a Car Wash, Gas Station, Retail Strip Centre, Recreational Facility, Entertainment Complex, as well as Restaurants or Hotels! This land has excellent access to both vehicle and foot traffic, being next to the Park Trail System. Stony Plain is a desirable area with a young and educated work force! It has a high quality of life, public and private education systems, and easy access to air, rail and ground transportation options. This is an excellent spot to invest at great value, and it is a chance to make your mark on the Town of Stony Plain!



### Essential Information

MLS® #	E4395897
Price	\$2,569,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial

Status                      Active

**Community Information**

Address                    4002 50 Street  
Area                        Stony Plain  
Subdivision               Old Town\_STPL  
City                        Stony Plain  
County                    ALBERTA  
Province                  AB  
Postal Code               T7Z 1L5

**Additional Information**

Date Listed                July 5th, 2024  
Days on Market          346  
Zoning                     Zone 91

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 June 16th, 2025 at 6:47am MDT