

\$799,000 - 5509 46 Street, St. Paul Town

MLS® #E4438540

\$799,000

0 Bedroom, 0.00 Bathroom,
Institutional on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Business Opportunity for the Community
Minded - Want to make a difference in your
community? This unique facility that has been
licenced in Alberta for many years is the way
to do just that. Built above & beyond provincial
safety standards, this 1,848 sq ft multi
bedroom treatment center includes a large
kitchen/living area, laundry and office space.
Outside you'll find a large back deck, the
50'x32' school with it's own kitchenette,
learning & recreational space, the Iron Horse
Trail and access to the small community lake
for some recreational fun. To make transition
easier, the policy book & all daily forms are
included. Grocery stores, gas stations &
restaurants are just a few blocks away for
convenience of day to day operations. Owner
is open to leasing facility to qualified tenants.
Check out this unique opportunity today.

Built in 2004

Essential Information

MLS® #	E4438540
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Institutional
Status	Active



Community Information

Address	5509 46 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	Zone 60

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Listing information last updated on June 15th, 2025 at 3:02pm MDT