



## 4805 52 Avenue Stony Plain AB

\$499,900

Great Potential! Total 2,790.80 sq ft of business & private living space with 2 fully finished basements (1001 sq ft) & an oversized double attached garage. Was used as a private residence (1700.78 sq ft) with 2 separate entrances to the massive yoga studio, the basements had 4 massage areas with access to a 2 piece bath, a steam shower, air-jet jacuzzi tub, furnace room, laundry room with laundry chute coming from the main house, wired for a generator to be used in laundry room. A 3 piece bath near the business entrance & yoga studio. Ample parking at the back 4-5 vehicles & from the front street. In the past there was a restaurant in the private home area with access to the large deck for outside seating. Could be turned into 3 separate suites (drawings available). New furnace & hot water tank in the garage Dec. 8, 2023. Items that stay storage shed, fridge, stove, dishwasher, rangehood, washer, dryer, window coverings. Total 2 furnaces, gas fireplace, 4 entrances to the home.

Listing Presented By:



Originally Listed by:  
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