

PLEASE CONTACT FOR PRICE

Address: 5001 - 50th Street, Lavoy, Alberta



Bedrooms: 7

County: Minburn

Baths: 3 1/2

Schools: K-12 Vegreville

Est. Year Built: 1905 - 1978

Public & RC

Est. Sq. Ft.: 4,500 ft²

of Stories: 2

Base Taxes: \$1,215

Handicap Access: Main Yes

Tax Year: 2016

Garage: 2 detached, heated

Current Internet Provider: MCSNet broadband

Foundation: concrete

Current TV Provider: Shaw Direct satellite

Basement: two

Master Suite: main, shower only, 2 closets, French doors

Roof: metal, composite shingles

Retail: 2,700 sq. ft., street parking

Exterior Siding: cedar

Security Cameras: yes, Lorex, 8 cameras

Water: County of Minburn, source City of Edmonton

Security Monitoring: yes, ADT Protectron

Sewer: County of Minburn

Yard: grass, treed

Garbage: County of Minburn

Window Coverings: venetians, blinds, other

Heating: Forced air, 4 zones

Deck: covered, 500 sq. ft.

Fireplace: yes

Bonus: custom rustic hickory cabinets

Flooring: fir, hardwood, tiles, other

Conveying Appliances: dishwasher, disposal, oven / stove electric smooth top, microwave, refrigerator with ice maker, washer, dryer

REMARKS: Highway commercial! Clearly visible from highway 16 - the Yellowhead. There's room to expand the existing antiques business... or potentially add a teahouse or coffee shop.

With seven bedrooms and four bathrooms, it makes for ample living space and / or has excellent potential as a bed and breakfast or boarding house. Also well suited for countless other uses.

The building has over 4,500 square feet of floor space and is situated on 3 lots. The retail area is about 2,700 square feet. Living quarters on the main floor include modern / rustic hickory kitchen cabinets, a spacious living room with a natural gas fireplace, a master bedroom with a 3-piece ensuite. The upper level boasts a laundry area, six (6) large bedrooms and two bathrooms.

We are selling the land, building(s) (including two detached heated garages) and permanent fixtures.

Additional photos of the building / store can be seen on **our website www.lavoyantiques.com**.

Sellers: Alphonse & Paulette Briand
Serious inquiries only please.

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