

## \$355,000 - 5001 50 Av, Lodgepole

MLS® #E4352830

**\$355,000**

Bedroom, Bathroom, 15,441 sqft  
Institutional on 6.00 Acres

Lodgepole, Lodgepole, AB

UNIQUE OPPORTUNITY!! SO MANY POSSIBILITIES AWAIT!! This school (that was last used as a Training Facility) was built in 1958 & sits on it's own 6 acre lot that is landscaped and fenced on 3 sides with 4' tall chain link fencing! It includes ball diamond with backstop, firepit cone & a 10x16 shed! Over the years the building has had new paint, viny windows installed, new roof, HWT and furnaces replaced. There is one upstairs office, class rooms, library, 3 or 4 storage rooms, 3 utility rooms, 2 washroom facilities plus one shower room with 6 stalls. The Gymnasium is in great shape still in it's original form measuring 50ftx66ft plus a stage that is 20ftx34ft! The kitchen is massive and comes with a commercial gas stove with double oven, 2 fridges & built in dishwasher! The entire building is made up of large rooms with large windows! What ventures have you been dreaming of? You can bring your ideas to life with this rare property!!

Built in 1958

### Essential Information

MLS® #	E4352830
Price	\$355,000
Square Footage	15,441
Acres	6.00



Year Built	1958
Type	Institutional

### Community Information

Address	5001 50 Av
Area	Brazeau
Subdivision	Lodgepole
City	Lodgepole
Province	AB
Postal Code	T0E 1K0

### Amenities

Amenities	Appliances Included, Storage, Washrooms Female/Male, Hot Water Natural Gas, Storage-Locker Room, Vinyl Windows
Features	Cleared, Corner Site, Fenced, Flat Site, Backs Onto Park/Trees, Low Maintenance Landscape

### Interior

Heating	Forced Air
# of Stories	1

### Exterior

Construction	See Remarks
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### Additional Information

Date Listed	August 1st, 2023
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Listing information last updated on May 10th, 2024 at 11:01pm MDT