

\$60,000 - 402 Centre, Empress

MLS® #A2210744

\$60,000

1 Bedroom, 1.00 Bathroom, 1,097 sqft
Residential on 0.14 Acres

NONE, Empress, Alberta

This unique property in the Village of Empress presents an exciting opportunity for investors, handymen, or those looking for a project. Zoned commercial, this older single-family dwelling once served as a 2-bedroom, 1-bathroom bungalow and sits on a cinder block foundation with approximately 1,097 sq ft of living space.

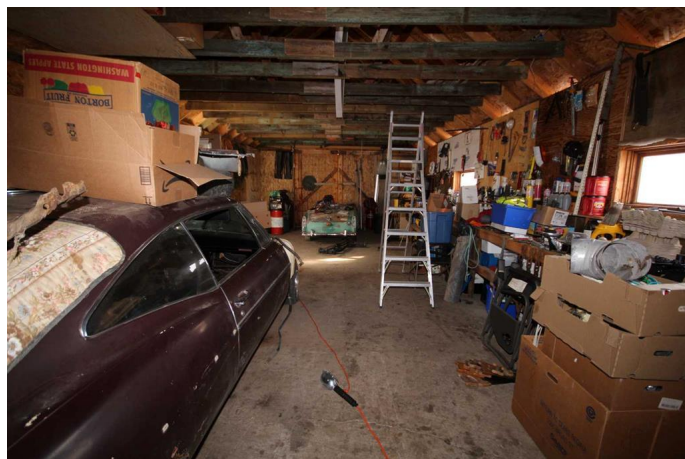
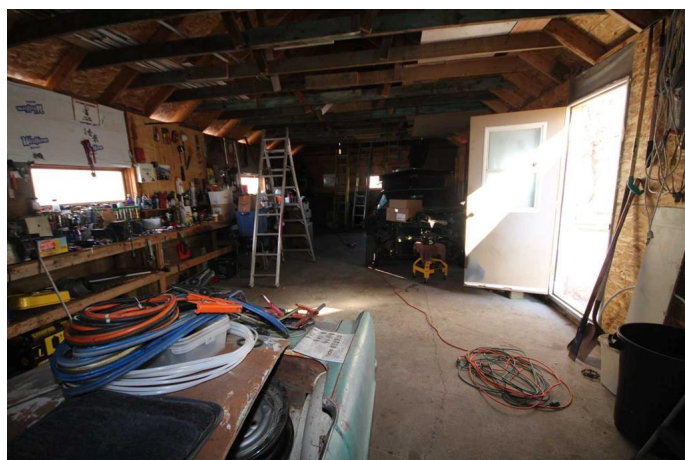
The home has been vacant for some time and is in need of significant repair, but the true value lies in the solid garage – a standout feature of this property. Measuring 16'8" x 39'10", the garage offers ample space for storage, a workshop, or future development. Recent updates include a new metal roof and new electrical panel, making it immediately usable.

Whether you're looking to restore the residence, repurpose the lot, or take advantage of the commercial zoning, this property offers endless potential in a quiet, rural setting. Don't miss your chance to reimagine this space and make it your own.

Built in 1920

Essential Information

MLS® #	A2210744
Price	\$60,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	1,097
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	402 Centre
Subdivision	NONE
City	Empress
County	Special Area 2
Province	Alberta
Postal Code	T0J1E0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Tandem
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Other

Foundation See Remarks

Additional Information

Date Listed April 10th, 2025

Days on Market 12

Zoning Com/Res

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.