

\$399,900 - 10239 104 Avenue, Rural Westlock County

MLS® #E4447002

\$399,900

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

None, Rural Westlock County, AB

Exceptional Commercial Office Space in Central Westlock. Set on a rare 0.69-acre lot in the heart of Westlock, this unique commercial property offers unmatched space, charm, and professional potential. Formerly a private residence, it's been carefully converted into a warm, functional office—perfect for healthcare, legal, financial, or creative businesses. The expansive lot (45.24m x 61.57m) is a true standout, providing room for future expansion, generous parking, and a professional presence with real impact. A private driveway, double detached garage, and upgraded exterior finishes enhance both function and curb appeal. Inside, the layout includes multiple private offices, a welcoming reception area, a meeting room, and a full 4-piece bathroom. Beautiful hardwood floors add character throughout the main level, while a finished basement offers additional workspace or storage. With a prime central location, flexible layout, and one of the largest commercial lots in the area, this is a rare opportunity.



Built in 1947

Essential Information

MLS® #	E4447002
Price	\$399,900

Bathrooms 0.00
Acres 0.00
Year Built 1947
Type Office
Status Active

Community Information

Address 10239 104 Avenue
Area Rural Westlock County
Subdivision None
City Rural Westlock County
County ALBERTA
Province AB
Postal Code T7P 1L3

Exterior

Exterior Stone, Stucco, Wood Frame
Roof Asphalt Shingles
Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed July 9th, 2025
Days on Market 54
Zoning Zone 70

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Listing information last updated on September 1st, 2025 at 4:47pm MDT

