

## \$399,000 - 4401 51 Street, Entwistle

MLS® #E4462206

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Entwistle, Entwistle, AB

Excellent opportunity to acquire a high quality commercial shop with office space in Entwistle, AB, offering close proximity and easy access to Highway 16 and Highway 22. Strategically positioned to service the Drayton Valley, Edson, Whitecourt, and Stony Plain areas. This 1.92 acre property is fully chain-link fenced with a gated entry and features a clean, well-maintained 4025 sqft building with two 16'™x16'™ overhead bay doors and a graveled yard. Constructed with a durable metal exterior and roof, the building provides long-term reliability and low maintenance. The 2944 sqft shop area is equipped with in-floor and radiant heat, while the office space features forced-air heating for year round comfort. Additional amenities include a 3-piece bathroom with shower and a compact kitchen area, creating a functional and professional workspace. This property is ideal for industrial, service, or trade-related operations seeking a centrally connected location with strong logistical advantages.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462206  |
| Price     | \$399,000 |
| Bathrooms | 0.00      |



|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 2010       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4401 51 Street |
| Area        | Entwistle      |
| Subdivision | Entwistle      |
| City        | Entwistle      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0E 0S0        |

### Exterior

|              |                                   |
|--------------|-----------------------------------|
| Exterior     | Concrete, Wood Frame, See Remarks |
| Construction | Concrete, Wood Frame, See Remarks |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 70            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 12:32pm MDT