

\$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	68
Zoning	Zone 70

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Listing information last updated on September 15th, 2025 at 3:17am MDT.

