



GRASSROOTS
REALTY GROUP

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4706 50 Street
Mayerthorpe, Alberta

MLS # A2309314



\$344,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	Church
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,120 sq.ft.
Zoning:	U-S Urban Services

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Shingle	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.46 Acre
Sewer:	-	Lot Feat:	Corner Lot, Low Maintenance Landscape
Inclusions:	Fridge, 2 Stoves, Freezer, Washer, dryer, Central vac		

Unique opportunity with exceptional potential! This 3,120 sq. ft. church property, originally built in 1966, offers a versatile layout and Urban Services zoning that opens the door to a wide variety of future uses. The upper level features the main sanctuary/worship area along with a 2-piece bathroom, while the fully developed lower level includes 2 bedrooms, a full kitchen with dual stoves, spacious dining and gathering areas, multiple sitting/living room spaces, ample storage, laundry facilities with tub/shower and sink, plus two additional 2-piece bathrooms. Whether you continue operating as a place of worship or reimagine the property for another community-focused use, the possibilities are extensive. The current zoning allows for numerous permitted and discretionary uses including a daycare facility, assisted living or family care facility, emergency accommodation, educational or recreational facility, private club or lodge, government or community services, eating and drinking establishment, museum or gallery, youth centre, group housing-style accommodation, and more (subject to municipal approval where required). The functional layout, large common spaces, multiple washrooms, kitchen facilities, and flexible lower-level living areas make this a rare and adaptable property with strong potential for community, institutional, or service-oriented uses.