

\$169,000 - 52 Main Street, Big Valley

MLS® #A2251324

\$169,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

NONE, Big Valley, Alberta

Originally constructed in 1920, 52 Main Street was one of the first Royal Bank buildings in Alberta. It served as a Royal Bank until 1998 and more recently operated as an ATB branch. With its proud heritage and exceptional structural integrity, this unique property is a standout opportunity for investors, entrepreneurs, or heritage enthusiasts. The building was constructed with double-layer brick walls and barred windows, offering unmatched security and durability. It still houses the original vaults with the amazing vault doors. The roof (tar and gravel) was completely redone just three years ago, and two high-efficiency furnaces were installed around same time. Both the electrical and plumbing systems have been entirely redone, bringing modern functionality to this classic structure. Upstairs, a beautifully finished two-bedroom apartment spanning over 1,200 square feet has been completely gutted and professionally rebuilt—including new framing, wiring, plumbing, insulation, and drywall. The suite includes a full kitchen, in-suite laundry, a large living space, full bathroom, and both interior and private exterior access. There is also a private balcony overlooking the yard. (Each space has its own power meter and furnace) The main level is ideal for a business or creative workspace, while the basement offers ample storage and a bathroom. The backyard is a good size and could easily be fenced for added privacy. Whether you're looking to live and work in the same space,



generate income from a rental suite, or simply invest in a one-of-a-kind property, this historic gem offers security, style, and opportunity in equal measure.

Built in 1920

Essential Information

MLS® #	A2251324
Price	\$169,000
Sold Price	\$164,000
Bathrooms	0.00
Acres	0.13
Year Built	1920
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	52 Main Street
Subdivision	NONE
City	Big Valley
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0J 0G0

Additional Information

Date Listed	August 25th, 2025
Date Sold	September 18th, 2025
Days on Market	24
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.