

## \$799,000 - 210 4935 55 Avenue, Edmonton

MLS® #E4449497

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Pylypow Industrial, Edmonton, AB

Prime Location, State-of-the-Art Amenities

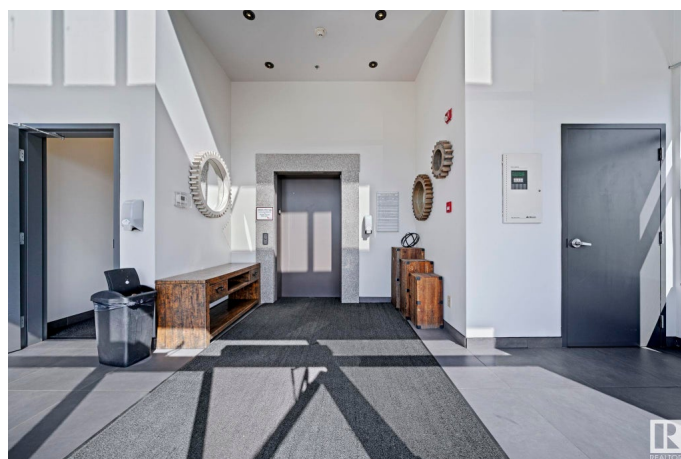
This fully improved 2008 sq. ft. second-floor office condo in the prestigious Professional Centre offers a sophisticated workspace for discerning professionals. Strategically located with direct exposure to the 50th Street corridor and easy access to Anthony Henday and Whitemud Freeway, this property provides unparalleled convenience. Elegant Design, Functional Layout The office features: - offices, including executive-sized window offices with abundant natural light - A generously sized board room perfect for meetings and presentations - An attractive reception and waiting area to impress clients - A kitchenette for staff convenience - A private in-suite washroom Amenities and Features - Fully air-conditioned for a comfortable working environment - Elevator access for easy mobility - Multi-station male/female washrooms in the common area - Zoned IB, suitable for various professional office uses Ideal for Professional Office Users Don't Miss This Opportunity!

Built in 2010

### Essential Information

MLS® # E4449497

Price \$799,000



|            |        |
|------------|--------|
| Bathrooms  | 0.00   |
| Acres      | 0.00   |
| Year Built | 2010   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 210 4935 55 Avenue |
| Area        | Edmonton           |
| Subdivision | Pylypow Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3S3            |

### Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Wood Frame, Mixed, Steel Frame |
| Construction | Wood Frame, Mixed, Steel Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 42         |

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Listing information last updated on August 10th, 2025 at 6:02am MDT