



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



Main Photo

### Property Description

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.

## REALTOR Referral

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