

\$2,490,777 - 1-19 (no 3 Or 13), 4940 49 Street, Rocky Mountain House

MLS® #A2234841

\$2,490,777

0 Bedroom, 0.00 Bathroom, 6,801 sqft
Multi-Family on 0.00 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Rare Investment Opportunity â€” MLI Select
Approved Apartment Building in Rocky
Mountain House

Donâ€™t miss this exceptional opportunity to own a fully tenanted, turn-key apartment building in the heart of Rocky Mountain House. With \$1 million in high-quality renovations scheduled for completion by August 31, 2025 this 17-unit concrete and stone building is a rare MLI Select-approved assetâ€”ideal for investors looking for long-term stability and superior returns of \$20K/month with \$125,000 down payment. Other notable upgrades: new roof 2015, new windows 2016, new boiler 2020, and both pumps were rebuilt 2025. This professionally managed building features 16 well-designed studio apartments and one spacious one-bedroom unit, all under the expert care of an outstanding on-site manager. The expansive basement, formerly home to 30 underground parking stalls, offers incredible development potential. Whether you envision additional apartment units (subject to town approval), storage lockers, or a tenant recreation space, the possibilities are endless. A small office is already in place for property management or administrative use. Situated on one of the most desirable streets in Rocky Mountain House, the building boasts breathtaking west-facing mountain views, a



large paved parking lot, and low-maintenance landscaping. With a concrete and stone exterior, minimal yard work, and close proximity to shopping, dining, and all local amenities, this is truly a prime addition to any investment portfolio.

Built in 1975

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2234841 |
| Price | \$2,490,777 |
| Bathrooms | 0.00 |
| Square Footage | 6,801 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Multi-Family |
| Sub-Type | Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 1-19 (no 3 Or 13), 4940 49 Street |
| Subdivision | Rocky Mtn House |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 1B6 |

Amenities

| | |
|----------------|--------------------------------|
| Parking Spaces | 30 |
| Parking | Off Street, Paved, Parking Lot |

Interior

| | |
|--------------|--------|
| Heating | Boiler |
| # of Stories | 1 |

Exterior

| | |
|-----------------|---------------------------------|
| Lot Description | Back Lane, Corner Lot, City Lot |
|-----------------|---------------------------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 1 |
| Zoning | Core Commercial |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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