

\$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, Parking Lot, Paved

Interior

Heating	Boiler
# of Stories	1

Exterior

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

Additional Information

Date Listed	June 26th, 2025
Days on Market	41
Zoning	Core Commercial

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.