# \$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€" Fully Renovated Apartment Building in Rocky Mountain House

Don't miss this exceptional opportunity to own a fully tenanted, turn-key apartment building in the heart of Rocky Mountain House with potential to add 2 more stories! With \$1 million in high-quality renovations, this 17-unit concrete and stone building is a rare assetâ€"ideal for investors looking for long-term stability and returns. 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. 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, City Lot, Corner Lot

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 131

Zoning Core Commercial

## **Listing Details**

Listing Office Realty Executives Alberta Elite

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