

**1-19 (no 3 or 13), 4940 49 Street  
Rocky Mountain House, Alberta**

**MLS # A2234841**



**\$2,490,777**

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	-		
<b>Size:</b>	6,801 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Parking Lot, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot		

<b>Heating:</b>	Boiler	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	Core Commercial
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 17 sets of (Fridge, stove, microwave, hood fan) 1 washer/1 dryer, All window coverings

Rare Investment Opportunity &ndash; Fully Renovated Apartment Building in Rocky Mountain House Don&rsquo;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 asset&mdash;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.