

# \$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

Donâ€™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, Corner Lot, City Lot |
|-----------------|---------------------------------|

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 137             |
| Zoning         | Core Commercial |

**Listing Details**

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

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