



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2234841



**\$2,490,777**

Division:	Rocky Mtn House		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	6,801 sq.ft.	Age:	1975 (50 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Lot, Paved		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Corner Lot		

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

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

Rare Investment Opportunity &ndash; MLI Select Approved 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 \$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 asset&mdash;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.