

# \$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
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**Additional Information**

Date Listed	June 26th, 2025
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Days on Market	61
Zoning	Core Commercial

**Listing Details**

Listing Office	Realty Executives Alberta Elite
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