

\$1,799,000 - 4705 46a Avenue, Rural Lac Ste. Anne County

MLS® #E4435005

\$1,799,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,
AB

Fully leased mixed-use investment property in the heart of Alberta Beach! This income-generating asset features 2 commercial units on the main floor with long-term leases in place, and 4 residential units on the second floor. Each residential suite is approximately 1,000 sq ft and includes 2 bedrooms and 2 bathrooms, with elevator access. A 4-bay heated garage (approx. 640 sq ft) for each residential unit. All units are currently rented, offering consistent and stable cash flow.

Built in 2014

Essential Information

MLS® #	E4435005
Price	\$1,799,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Multi-Family Commercial
Status	Active

Community Information

Address	4705 46a Avenue
Area	Rural Lac Ste. Anne County



Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	May 6th, 2025
Days on Market	114
Zoning	Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 27th, 2025 at 10:32pm MDT