

\$599,900 - 5011b 49 Avenue, Bonnyville Town

MLS® #E4451827

\$599,900

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

Bonnyville, Bonnyville Town, AB

Calling All Investors! Own a piece of history and seize a great opportunity with this charming 9-unit apartment building in the heart of downtown! Featuring 3 spacious 2-bedroom units and 6 cozy 1-bedroom units, this property is Rental Revenue Ready! All units include appliances. Basement offers coin-operated laundry and individual tenant storage. Recent upgrades include lower-level windows and refreshed east-side canopies. North-side parking with 9 stalls adds convenience for tenants. Located just steps from Main Street amenities like shopping, parks, schools, banks and the hospital! Unbeatable location!! Fully rented and generating income- a nearly 7.5% cap rate! Donâ€™t miss your chance to own a unique and profitable investment!

Built in 1938

Essential Information

MLS® #	E4451827
Price	\$599,900
Bathrooms	0.00
Acres	0.00
Year Built	1938
Type	Multi-Family Commercial
Status	Active

Community Information



Address	5011b 49 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 5th, 2025
Days on Market	86
Zoning	Zone 60

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 October 30th, 2025 at 9:17am MDT