

# \$1,950,000 - 4705 46a Avenue, Rural Lac Ste. Anne County

MLS® #E4435005

**\$1,950,000**

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	\$1,950,000
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	52
Zoning	Zone 71

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Listing information last updated on June 27th, 2025 at 3:48pm MDT