

\$1,440,000 - 4943 Chalmers Avenue, Swan Hills

MLS® #E4453944

\$1,440,000

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

Swan Hills, Swan Hills, AB

PRICED TO SELL WITH MOTIVATED SELLER!! Own Copperstone Manor with a 9.33% Cap Rate with excellent cashflows. This 24 suite apartment building was significantly renovated in 2019 with new luxury vinyl plank flooring throughout the suites; new paint; new bathrooms; new kitchen countertop and tile backsplash; new fire rated doors throughout, upgraded LED lighting, and too much to list. There is an excellent mix of 18 One Bedroom plus 6 Two Bedroom suites. Many suites are fully furnished. Excellent mix of tenants. Each suite is individually metered for electricity. New Hot Water Tank installed in 2024. New Boiler installed in 2010. The 35 year rated roof shingles were installed in 2008. On-site caretaker and helper. Don't miss this opportunity to get a fantastic cashflowing property!! NO VTB OR ASSUMABLE MORTGAGE. See REALTOR's website for more details.

Built in 1980

Essential Information

MLS® #	E4453944
Price	\$1,440,000
Bathrooms	0.00
Acres	0.00
Year Built	1980



Type	Multi-Family Commercial
Status	Active

Community Information

Address	4943 Chalmers Avenue
Area	Swan Hills
Subdivision	Swan Hills
City	Swan Hills
County	ALBERTA
Province	AB
Postal Code	T0G 2C0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on August 23rd, 2025 at 6:02pm MDT