

## \$1,150,000 - 4943 Chalmers Avenue, Swan Hills

MLS® #E4382071

**\$1,150,000**

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

Swan Hills, Swan Hills, AB

**MOTIVATED SELLER!!** Own Copperstone Manor with a 9.61% 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. 19 suites are fully furnished with everything to create an Airbnb suite for increased cashflows. Great for workers at oil field sites, forestry, and locals. Each suite is individually metered for electricity. Boiler was installed in 2010 and is well maintained. 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® #	E4382071
Price	\$1,150,000
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	April 15th, 2024
Days on Market	385
Zoning	Zone 70

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 May 5th, 2025 at 7:02pm MDT