

\$2,835,000 - 5030 49 Avenue, Vegreville

MLS® #E4456393

\$2,835,000

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

Vegreville, Vegreville, AB

Located just 103 km east of Edmonton along Highway 16, Vegreville is a vibrant town in central Alberta known for its rich cultural heritage and welcoming community. With a population of over 6,000, Vegreville offers small-town charm with big opportunities. This beautifully maintained 3.5-storey wood frame complex combines charm, functionality, and long-term value. Durable gable roof replaced with upgraded hot water heating system. Newer hot water tank and boiler pumps. Each unit has been upgraded over the past few years. Excellent suite mix, 2-3 bedroom penthouse units with 1.5 bath, 15— 2 bedroom units 3x1 bedroom unit and one bachelor. Existing cap rate 5.98%, Gross Income over \$ 264,000.



Built in 1986

Essential Information

MLS® #	E4456393
Price	\$2,835,000
Bathrooms	0.00
Acres	0.00
Year Built	1986
Type	Multi-Family Commercial
Status	Active

Community Information

Address	5030 49 Avenue
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1P3

Exterior

Exterior	Wood Frame, See Remarks
Construction	Wood Frame, See Remarks

Additional Information

Date Listed	September 5th, 2025
Days on Market	13
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 September 18th, 2025 at 9:02am MDT