

\$1,890,000 - 5 Sunset Boulevard, Whitecourt

MLS® #A2228412

\$1,890,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Whitecourt, Alberta

Turnkey 18-Suite Apartment Building â€“ Fully
Rented & Income Generating | Prime
Whitecourt Location.

Investorâ€™s Dream â€“ Strong Cash Flow +
Long-Term Upside.

Now is the time to diversify your portfolio with
this rare, high-performing 18-unit multifamily
asset located directly across from the
Whitecourt Hospital and walking distance to
the Allan & Jean Millar Centre. This fully
tenanted building offers immediate income,
long-term appreciation, and tax
advantagesâ€”all in one solid investment.



Property Features:

16 spacious 2-bedroom suites + 2
well-designed 1-bedroom suites.

Fully occupied â€“ consistent rental income
from day one.

New high-efficiency boiler installed in Sept
2022 â€“ major capital upgrade complete.

Excellent location with transit nearby, strong
tenant demand.

Well-maintained building with stable
tenancy.

Assumable CMHC-insured mortgage
(~\$1.286M) â€“ obligation until 2033.

Investment Highlights:

Reliable monthly income + strong existing
cash flow.

Build equity while tenants pay down your
mortgage.

Hedge against inflation with real asset
appreciation.

Tax-efficient investment with depreciation
benefits.

Surging demand for rentals in healthcare &
amenities-adjacent areas.

Unlock Passive Income & Long-Term Wealth

Whether youâ€™re a seasoned investor or
expanding your multifamily holdings, this
income-generating property is a low-risk,
high-reward opportunity.

Built in 1970

Essential Information

MLS® #	A2228412
Price	\$1,890,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	5 Sunset Boulevard
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1K8

Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	R-4

Listing Details

Listing Office	EXIT REALTY RESULTS
----------------	---------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.