# \$230,000 - 4544 46 Avenue, Rocky Mountain House

MLS® #A2249106

## \$230,000

4 Bedroom, 2.00 Bathroom, 1,184 sqft Residential on 0.10 Acres

NONE, Rocky Mountain House, Alberta

This 4-bedroom, 1.5-bath duplex is ready for your vision! Offering plenty of space, this property is ideal for those looking to renovate and add value. The basement provides potential for additional living space. Fully fenced yard and a location close to downtown,, and amenities make it a great candidate for an income property or a hands-on homeowner ready for a project.

Built in 1981

## **Essential Information**

MLS® # A2249106 Price \$230,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,184

Acres 0.10

Year Built 1981

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 4544 46 Avenue

Subdivision NONE







City Rocky Mountain House

County Clearwater County

Province Alberta
Postal Code T4T1A2

#### **Amenities**

Parking Spaces 3

Parking Off Street

#### Interior

Interior Features Storage

Appliances Dishwasher, Oven, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 81 Zoning RM

## **Listing Details**

Listing Office CIR Realty

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