# \$299,900 - 4152 47 Avenue, Rocky Mountain House

MLS® #A2259425

# \$299,900

3 Bedroom, 2.00 Bathroom, 1,511 sqft Residential on 5.79 Acres

NONE, Rocky Mountain House, Alberta

Unique and viable property consisting of 3 parcels, located in town behind the industrial area and bordering Mud Lake. The main parcel is 5.66 acres, zoned for future development, but currently used for residential purposes. The nice mature yard offers a large older bungalow with 3 bedrooms, one and a half bathrooms (including a half bath off the master bedroom plus an additional bathtub in one of the secondary bedrooms), a spacious dining room, a bright kitchen with eating nook, a sunken living room with gas stove, a large entry way, and a laundry room. The unfinished basement serves as extra storage and access to the utilities. The 22x24 detached garage is insulated, boarded and wired. The outbuildings require some maintenance and include a chicken coop, a storage shed/greenhouse, a smaller storage shed with sauna, and an older home in poor condition. The marshy part of the parcel leading to the lake, offers additional privacy and a safe and welcoming habitat for wild life. The Future development zoning offers numerous options. The current residential use is legal, but non-conforming and could potentially offer the possibility of being re-zoned to industrial. This could allow the owner to use the residence while operating a small industrial business. The property is connected to municipal water, but has its own septic system. 2 additional parcels zoned industrial and consisting of 0.13 acre combined, are included on the title. This one of







a kind parcel made affordable is the ideal property for an investor, a developer, or just someone looking for town living with a large lot and extra privacy.

#### Built in 1967

## **Essential Information**

MLS® # A2259425 Price \$299,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Half Baths 1

Square Footage 1,511
Acres 5.79
Year Built 1967

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 4152 47 Avenue

Subdivision NONE

City Rocky Mountain House

County Clearwater County

Province Alberta
Postal Code T4T 1C8

#### **Amenities**

Parking Double Garage Detached, Garage Door Opener, Insulated

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes
Basement Partial

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Creek/River/Stream/Pond, Few Trees, Irregular Lot, Landscaped, See

Remarks

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 24th, 2025

Days on Market 43

Zoning Future development

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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