

\$249,900 - 4523 45 Avenue Close, Rocky Mountain House

MLS® #A2201140

\$249,900

4 Bedroom, 2.00 Bathroom, 1,387 sqft
Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Great starter home or income property nestled in the charming town of Rocky Mountain House, Alberta. Built in 2006, this two-storey, 1387 sqft, half-duplex offers comfort and convenience. Main floor features living room, kitchen with dining area, 2pc bathroom, and a rear door to the deck and backyard for relaxation. Upstairs you will find 3 bedrooms along a 4pc bathroom. Primary bedroom with a walk-in closet. Partially finished basement with family room, one bedroom, and a rough-in for an additional bathroom, proving ample space for growing family. Situated close to the majestic mountains. Donâ€™t miss out on this incredible opportunity.

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201140 |
| Price | \$249,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,387 |
| Acres | 0.07 |
| Year Built | 2006 |
| Type | Residential |



| | |
|----------|------------------------|
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4523 45 Avenue Close |
| Subdivision | Rocky Mtn House |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 1W8 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 4 |
| Zoning | RM |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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