

# \$239,900 - 4522 45 Avenue close, Rocky Mountain House

MLS® #A2231012

**\$239,900**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

What a great property for investors or first time buyers. Living room, kitchen, dining room and 2 pc. bath on main floor all with laminate flooring. Upstairs has 3 bedrooms and 4 pc. bath. The downstairs is also fully developed with 2 flex rooms, a 3 pc. bathroom and laundry room in the utility room. A shared rear deck. Parking out back and on street. A little TLC equals great value.

Built in 2006

## Essential Information

MLS® #	A2231012
Price	\$239,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information



Address	4522 45 Avenue close
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T2T 1A9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	16
Zoning	R2

### Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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