

# \$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	70
Zoning	RM

### **Listing Details**

Listing Office	CIR Realty
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