

# \$240,000 - 4548 46 Avenue, Rocky Mountain House

MLS® #A2249113

**\$240,000**

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.10 Acres

NONE, Rocky Mountain House, Alberta

This 4-bedroom, 2.5-bath duplex offers plenty of space and potential for the right buyer. The main and upper levels provide generous living areas, and the finished basement adds even more room for family or tenants. A great opportunity to renovate and create a strong income property or affordable home. Fully fenced yard and a central location close to downtown, and amenities make this a promising investment.

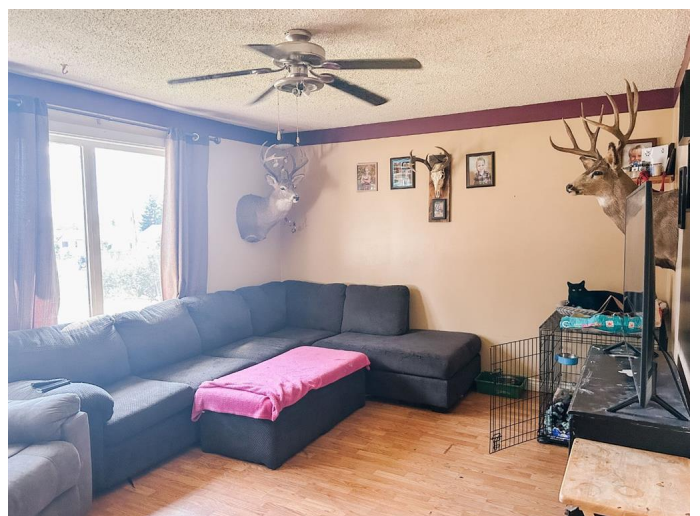
Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249113               |
| Price          | \$240,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,178                  |
| Acres          | 0.10                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

Address 4548 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 | Separate Entrance                            |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Finished, Full                               |

### 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 | 24                |
| Zoning         | RM                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.