



**GRASSROOTS**  
REALTY GROUP

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**4810 49 Avenue  
Rochester, Alberta**

**MLS # A2239533**



**\$73,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	24-62-24-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RH
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** House Contents, Shed

Affordable, peaceful living at Rochester, great for a starter home, retreat or retirement. Large lot (.29 acre) gives you ample space to have a garden, build a garage or just enjoy. Beautiful mature trees for shade, lawn and if needed a clothes line. The combination kitchen and living room layout creates a big open area. Just a half hour to Athabasca or a little over an hour to St. Albert.