



**GRASSROOTS**  
REALTY GROUP

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**4304 42 Avenue**  
**Rocky Mountain House, Alberta**

**MLS # A2246003**



**\$229,900**

**Division:** Rocky Mtn House

**Lot Size:** 6.89 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I (General Industrial)

**Water:** -

**Sewer:** -

**Utilities:** -

Change is underway in Rocky Mountain House. This 6.89-acre industrial parcel at 4302&ndash;42 Avenue presents a rare opportunity to acquire industrial-zoned land in west-central Alberta. The Town of Rocky Mountain House recently eliminated off-site levies (July 2025), significantly reducing upfront costs for developers. Ideally situated just east of Highway 11 (David Thompson Highway)&mdash;the town&rsquo;s main commercial and tourism corridor&mdash;this property offers excellent access and visibility. A creek flows along the west side of the parcel, and a natural spring provides a fresh water source, adding to the land&rsquo;s natural appeal. The property is partially fenced and ready for development, making it an ideal choice for industrial developers seeking cost-effective, strategically located land. Are you ready to capitalize on Rocky Mountain House&rsquo;s growing economy?