



GRASSROOTS
REALTY GROUP

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4544 46 Avenue
Rocky Mountain House, Alberta

MLS # A2249106



\$230,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,184 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

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.