



GRASSROOTS
REALTY GROUP

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4548 46 Avenue
Rocky Mountain House, Alberta

MLS # A2249113



\$230,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,178 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 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:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

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.