



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4536 44 Avenue Close
Rocky Mountain House, Alberta

MLS # A2257989



\$289,900

Division:	Rocky Mtn House		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,414 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-39-7-W5
Exterior:	See Remarks	Zoning:	RM - Medium Density Resid
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, ABOVE THE RANGE MICROWAVE, WASHER & DRYER, GARAGE DOOR OPENER AND REMOTE

This inviting 2-storey, fully developed half-duplex, built in 2007, is perfectly situated in a quiet cul-de-sac and boasts a fantastic corner lot location. The home backs onto a playground, offering both privacy and a perfect space for outdoor activities. 4 Bedrooms, 3 Bathrooms: Enjoy spacious living with 4 well-sized bedrooms and 3 bathrooms. The main floor includes a convenient 2-piece bathroom, while the second level features a 4-piece bathroom, perfect for family living. The fully developed basement offers additional living space with a 3-piece bathroom, bedroom, and family room. Fully Developed Basement: The basement is a fantastic bonus, providing an additional bedroom, bathroom, and a cozy family room for extra living space. Laundry on the 2nd Level: Located conveniently near the bedrooms, the laundry room makes chores a breeze. Single Detached Garage & Ample Parking: The home comes with a detached single garage, plus a large parking area for vehicles and RVs — perfect for storage or additional guest parking. Outdoor Space: Relax and enjoy the outdoors on the freshly restrained deck or in the spacious yard, which is fully fenced and provides a peaceful setting. Upgraded Features: The shingles on the garage have just been replaced, ensuring long-term durability and protection. Location: This home is in a family-friendly neighborhood, tucked away in a cul-de-sac and backing onto a playground, making it an ideal setting for those with children or anyone who enjoys easy access to outdoor spaces. Don't miss out on this fantastic opportunity to own a well-maintained and spacious duplex in a highly desirable area.