



GRASSROOTS
REALTY GROUP

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

4413 46 Street
Rocky Mountain House, Alberta

MLS # A2260819



\$240,000

Division:	Rocky Mtn House		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,402 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Views		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Storage, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Sheds

Welcome to this charming 4-bedroom, 3-bathroom home—where comfort and location come together with a mountain view. Recent upgrades bring peace of mind including 35-year shingles, a newer water heater, new low-maintenance privacy fencing and decking, and a freshly landscaped yard. Inside, the thoughtful design and modern tones create a space that feels warm and welcoming. The living room is open and is a beautiful place to gather with friends, or to enjoy a quiet morning coffee. The 2-piece bath on the main floor adds convenience. The kitchen, open to the dining area, features sleek stainless fridge and stove, a dishwasher and a pantry; it's perfect for both everyday meals and for special gatherings. Upstairs, retreat to the spacious primary bedroom, complete with a walk-in closet and the romance of waking up to a mountain view each morning. Two additional bedrooms and a full bath provide comfort and flexibility to complete this level. The lower level extends your lifestyle with a fourth bedroom, another 4-piece bathroom, laundry, and framed-in space ready for you rec room, craft area, play center, or home theatre or office. Next spring, you can enjoy the beautifully finished yard and watch the apple and plum trees blossom while you plan your garden. There's even a new chicken coop. This great location is a short walk to the town center, restaurants, schools, shopping, and the theater.