



GRASSROOTS
REALTY GROUP

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4617 47 Street
Rocky Mountain House, Alberta

MLS # A2275318



\$265,000

Division:	Rocky Mtn House		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,387 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: N/A

When location and walking distance is a priority this half duplex is located in a well-established neighborhood, close to the downtown core and within walking distance to all the amenities, shopping, schools, medical center, numerous parks and play grounds. The home welcomes you with a bright and inviting living room that flows effortlessly into a functional galley kitchen featuring dark wood cabinetry and a large counter that not only gives plenty of work space but additional breakfast bar for extra seating. Entertaining dinner guests is a breeze in the dining area as it can easily accommodate a large table with seating for six or more. Located at the back entrance you will find a 2 pc bathroom with convenience and easy access for main floor living that offers both comfort and practicality for a busy household or a visiting guest. The second level holds a generous primary bedroom and includes a walk-in closet, while the thoughtfully designed 4-piece main bathroom is surrounded by ample closets for extra storage. Two additional bedrooms, each with oversized closets, complete the upper level and provide plenty of space for a growing family. The unfinished basement offers excellent potential for future development, with roughed-in plumbing and a large electrical panel already in place to support additional living space. Back yard is fenced with convenient back-alley access and plenty of parking. This well-cared-for home combines location, functionality, and future potential to add value by developing the basement or adding a garage, making it an ideal choice for any growing family.