



4833 47 Street
Rocky Mountain House, Alberta

MLS # A2279708



\$220,000

Division:	Rocky Mtn House		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,000 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

This four-bedroom, two-bathroom duplex is perfectly situated in an ideal location close to schools, shopping, and everyday conveniences, making it an excellent choice for families or investors alike. The main level offers a welcoming layout with an open kitchen featuring updated appliances, seamlessly connected to the dining area and a sunken living room. The living room is a true highlight, showcasing vaulted wood ceilings, and an abundance of natural light that creates a warm and inviting atmosphere. A four-piece bathroom, the primary bedroom with private access to the covered deck, and an additional bedroom complete the main floor, providing comfortable and functional living space. The lower level includes a free standing natural gas stove for added warmth. Two spacious bedrooms and a convenient two-piece bathroom, offering privacy and flexibility for guests, teens, or a home office setup. A utility room with a stacked washer and dryer, along with a laundry sink, completes the lower level. Outside, the property offers a private yard featuring garden boxes ready for planting and a handy storage shed. Combining a thoughtful layout, attractive features, and a sought-after location, this duplex offers comfortable living with room to grow.