



**4513 44 Avenue Close  
Rocky Mountain House, Alberta**

**MLS # A2279804**



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, micro-wave, blinds, washer, dryer,

Welcome to what makes a perfect family home or revenue property with a rare five bedroom layout. A nice cozy bi-level that has seen updates such as new vinyl flooring, carpet, shingles in 2022, newer appliances, and beautiful vinyl fencing. Main level features open kitchen and dining space, large windows allowing plenty of natural light, laundry, four piece bathroom and three bedrooms including the primary which has a three piece ensuite and walk in closet. The basement has two more bedrooms (1 needing some small finishing work), a nice sized family/rec space, two piece bath with room for storage, a bonus den perfect for a kids playroom or whatever fits your needs and plenty of additional under the stairs storage. Outside you have a deck that gives access to the kitchen, a good sized yard fully fenced, back alley access with parking pad, and no immediate neighbour to the west being an end lot. This home can meet many different needs and is awaiting its next owners!