



5231 49 Street
Rocky Mountain House, Alberta

MLS # A2294460



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	820 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

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

Inclusions: n/a

Welcome to this charming, well-maintained home situated on an oversized lot in a mature, central location, zoned RM with exciting future development potential. Ideal for first-time buyers or those looking to downsize, this home offers comfort, updates, and a lifestyle that's hard to beat. Inside, you'll find a bright living space highlighted by a recently replaced large front window, along with newer flooring and paint throughout. Significant upgrades have already been completed, including re-insulation with vapour barrier, updated attic insulation (original wood chips removed and replaced with batt insulation), a hot water tank less than a year old, and partial shingle replacement completed in 2025. The remaining roof has been professionally assessed and is in great condition. Step outside and enjoy your private deck perfect for morning coffee or entertaining, surrounded by mature trees and beautiful lilac shrubs that provide both charm and privacy. The oversized lot offers RV parking and space to build a garage. Located within walking distance to schools, recreation facilities, downtown shopping, restaurants, and more, this property offers exceptional convenience. For investors and developers, the RM zoning allows for duplex development, a secondary residence (Class 1), and potential for a 4-plex with discretionary approval- offering strong long-term potential in a desirable area.