



4544 46 Avenue
Rocky Mountain House, Alberta

MLS # A2297156



\$199,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,184 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

This 4-bedroom, 1.5 bath duplex offers plenty of space and a great opportunity to make it your own. The functional layout provides flexibility for a variety of living arrangements. The basement offers potential for additional living space or future development. Outside, you'll find a fully fenced yard, perfect for families or pets. Conveniently located close to downtown and amenities, this property is well suited for investors or buyers looking to personalize a home.