



4506 45 Avenue Close
Rocky Mountain House, Alberta

MLS # A2298560

\$245,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	715 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed, Window coverings not belonging to the tenant

Step into home ownership with this affordable, fully finished half duplex in Mountain Village, Rocky Mtn. House. Nice and comfortable layout with a large living room, u-shaped kitchen with plenty of cupboard/counter space, two piece bathroom located near the front stairs and the laundry area conveniently located near the back door of the main level. The lower level features 3 bedrooms with nice sized windows, a full bathroom and under stairs storage with a sump pump. There's a covered back deck as well as a fenced back yard with parking pad and storage shed. The shingles were replaced 2 years ago and the hot water tank replaced 5 years ago.