

# \$240,000 - 4544 46 Avenue, Rocky Mountain House

MLS® #A2249106

**\$240,000**

4 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 0.10 Acres

NONE, Rocky Mountain House, Alberta

This 4-bedroom, 1.5-bath duplex is ready for your vision! Offering plenty of space, this property is ideal for those looking to renovate and add value. The basement provides potential for additional living space . Fully fenced yard and a location close to downtown,, and amenities make it a great candidate for an income property or a hands-on homeowner ready for a project.

Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249106               |
| Price          | \$240,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.10                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4544 46 Avenue |
| Subdivision | NONE           |



|             |                      |
|-------------|----------------------|
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1A2               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | Storage                                      |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Fireplace         | Yes                                          |
| # of Fireplaces   | 1                                            |
| Fireplaces        | Basement, Wood Burning                       |
| Has Basement      | Yes                                          |
| Basement          | Full, Unfinished                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance                 |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Siding                      |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 4                 |
| Zoning         | RM                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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