

# \$280,000 - 4535 46 Avenue, Rocky Mountain House

MLS® #A2217223

**\$280,000**

3 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.15 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Charming and Move-In Ready! Welcome to this well-maintained 3-bedroom, 2 full bathroom home—perfect for families or anyone seeking a comfortable, functional, and stylish living space. The bright and sunny main floor features a beautifully updated kitchen with ample cabinetry, open to both the dining area and sunny family room. You™ll also find two bedrooms (which can easily be combined into one larger room if desired), a renovated 4-piece bathroom, and attractive hardwood and tile flooring throughout. A spacious back porch provides added convenience and functionality. Downstairs, the fully developed basement offers in-floor heating, egress windows, and a bonus room—perfect for a home office, playroom, or hobby area. The lower-level primary bedroom is a true retreat, complete with two walk-in closets. You'll also find laundry, storage space, and a second full 4-piece bathroom with a relaxing jetted tub. This home has seen numerous thoughtful updates, including newer PVC windows, newer shingles on both the house and garage, a regularly serviced furnace, and a water heater installed in 2022. The ductwork was professionally cleaned last spring, and the upgraded electrical system provides added peace of mind. Vinyl siding offers durability and low-maintenance living, while central air conditioning ensures comfort year-round. Outside, enjoy a sunny and spacious yard featuring a patio, fruit-bearing



Saskatoon berry bushes, an apple tree, and a cherry bushâ€”perfect for garden enthusiasts. The oversized single heated garage includes extra high ceilings, and there are two additional parking stalls beside it. A shed with a new tin roof offers great extra storage. The back porch doubles as a practical mudroom and a cozy sunspaceâ€”ideal for relaxing with a book or nurturing your favorite plants. Located within walking distance to local town amenities, this home combines comfort, charm, and convenience. Just move in and enjoy!

Built in 1940

**Essential Information**

MLS® #	A2217223
Price	\$280,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4535 46 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C6

**Amenities**

Parking Spaces	3
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Parking	Heated Garage, Off Street, RV Access/Parking, Single Garage Detached, Stall, Garage Faces Rear
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# of Garages	1
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### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Recessed Lighting, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
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Heating	In Floor, Forced Air, Natural Gas
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Cooling	Central Air
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Has Basement	Yes
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Basement	Finished, Partial
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### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Street Lighting
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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### Additional Information

Date Listed	May 2nd, 2025
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Days on Market	5
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Zoning	RM- Medium Density Reside
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### Listing Details

Listing Office	CIR Realty
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