

\$778,000 - 4808 64 Street, Rocky Mountain House

MLS® #A2129798

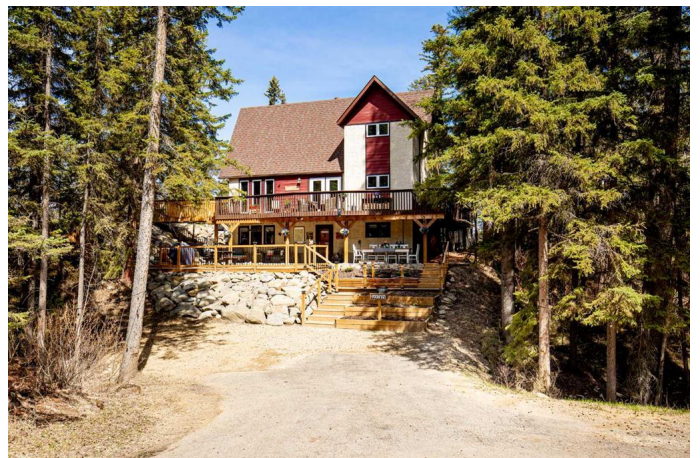
\$778,000

4 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 6.40 Acres

Old Town, Rocky Mountain House, Alberta

Wow is the first word that comes to mind when one looks at this property. Beautiful 6.4 acres of land within town limits set alongside the North Saskatchewan river. Here is your chance to own a secluded chunk of forest with a creek and trails and wildlife running through it. One forgets that you live within town limits in this tranquil setting. Home has had the lower level extensively renovated for a successful and active bed and breakfast licensed by the town. Average revenue of \$3000 to \$4000 in high season per month to \$1000-\$1500 per month in low season. The B&B, with its private entrance, has a four pc bath, bedroom, stackable washer and dryer, large and cozy living room along with kitchen and dining room, and can be left fully furnished. Along with the revenue realized from the B&B, there is an additional cabin on wheels called the mountie outpost that can also be rented out. See the pictures of the "Mountie outpost" which is also included in the sale fully furnished. The remainder of the home is wonderful with its vaulted ceilings, large living room with wood stove, large kitchen, main floor laundry along with 3 bedrooms and 2 baths. Oh and I forgot to mention the views which are spectacular from the main and upper levels. Along with renovations to the lower level, the outside of the home has had all new landscaping done, brand new lower deck, and an upgraded driveway. Property comes with ample parking for RV's, and other toys one may have.



Double detached garage is insulated, and while it's not heated, a gas line does run to it. I know every realtor says must be seen to be appreciated, but honestly the pictures can't begin to show how nice this property is.

Built in 1984

Essential Information

MLS® #	A2129798
Price	\$778,000
Sold Price	\$720,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,662
Acres	6.40
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	4808 64 Street
Subdivision	Old Town
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1G3

Amenities

Parking	Additional Parking, Double Garage Detached, Gravel Driveway
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Interior

Interior Features	Bidet, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Wood Counters
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Heating	Boiler, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Brush, Creek/River/Stream/Pond, Greenbelt, No Neighbours Behind, Irregular Lot, Many Trees, Private, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	May 24th, 2024
Date Sold	October 4th, 2024
Days on Market	133
Zoning	RF
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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