

\$239,900 - 4818 48 Street, Rocky Mountain House

MLS® #A2164612

\$239,900

2 Bedroom, 1.00 Bathroom, 1,106 sqft

Residential on 0.14 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

This charming home offers a delightful blend of character and modern updates, making it move-in ready with quick possession available if needed. Situated on two lots, this one-and-a-half-story house is designed for comfortable living and versatility.

As you arrive, you'll walk along a private, sunny, fenced pathway on the south side of the house, showcasing the pride of ownership. Inside, the main floor features two bedrooms, a full bathroom, and an open-concept living room, dining room, and kitchen with ample counter space. A heated 8x8 back porch adds convenient space for organizing coats and boots.

The upper level provides flexibility, with a room that could serve as a bedroom, home office, or craft room, offering beautiful views. A spacious loft area adds additional square footage, ideal for a playroom or other use.

The finished basement includes potential for more bedrooms a huge walk-in closet, a rec room, storage room and a large laundry room. There's a framed closet ready for a second bathroom. Ample closet space and storage cabinets can be found throughout the home.

Outside, the private, fenced yard is perfect for kids, family, or pets. Off-street parking is



available at both the front and back, with a deep RV parking space. A 24x24â€™™ garage provides parking on one side and an insulated workshop with electric heat on the other.

Several upgrades enhance the homeâ€™™s appeal, including updated electrical panels for both the house and garage, brand-new shingles in 2024, a furnace installed in 2002, and a new water heater in 2017. With some renovation the home has the potential to create 5 or more bedrooms.

Built in 1945

Essential Information

MLS® #	A2164612
Price	\$239,900
Sold Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,106
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4818 48 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C3

Amenities

Parking Spaces	6
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Parking	Double Garage Detached, Garage Door Opener, Insulated
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Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 17th, 2024
Days on Market	6
Zoning	RM: medium density
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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