

\$489,700 - 4537 &4539 46 Avenue, Rocky Mountain House

MLS® #A2182548

\$489,700

6 Bedroom, 4.00 Bathroom, 1,841 sqft
Residential on 0.14 Acres

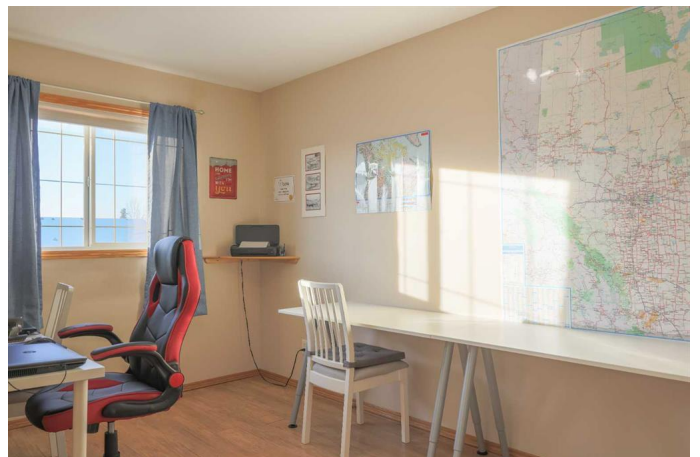
NONE, Rocky Mountain House, Alberta

Terrific Investment!!! Full duplex under one title. Live in one side and have someone else make your mortgage payment by renting the other side. This full duplex has been well maintained and upgraded with furnace checked annually and cleaned. Four bedrooms and two bathrooms on each side. Shingles, flooring, lighting, hot water tanks upgraded as well in both units. Oak cabinets, walk-in closets, security system and air conditioning complete this package. If the buyer wants to rent one side the seller will stay and rent back. This property has the potential to generate good revenues if you are looking for an investment property. This property is also a great retirement property for a seniors. A bungalow with a walk-out basement. There are so many possibilities with this investment.

Built in 2001

Essential Information

MLS® #	A2182548
Price	\$489,700
Sold Price	\$485,700
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,841
Acres	0.14



Year Built	2001
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4537 &4539 46 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached, Front Drive

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 9th, 2024
Date Sold	December 26th, 2024

Days on Market	17
Zoning	Medium Density Residential
HOA Fees	0.00

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

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