

\$255,000 - 4514 44 Avenue close, Rocky Mountain House

MLS® #A2184882

\$255,000

3 Bedroom, 3.00 Bathroom, 1,288 sqft
Residential on 0.07 Acres

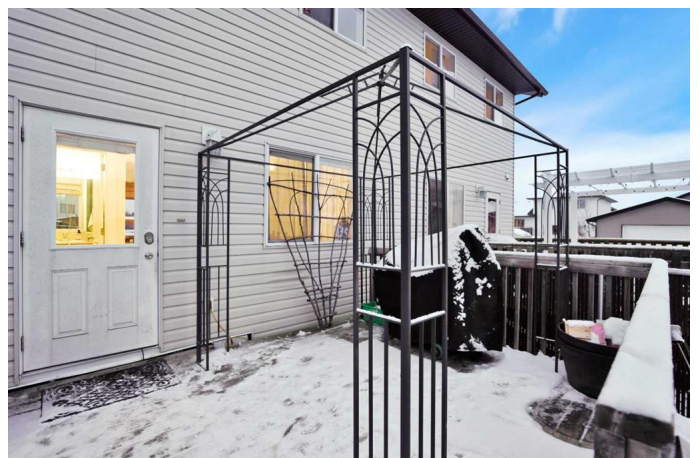
Rocky Mtn House, Rocky Mountain House,
Alberta

This 1/2 duplex is an excellent opportunity for a starter home or rental property. The main floor offers a front living room, kitchen / dining room, 2 piece bathroom and main floor laundry. Easy access to the back deck and north facing fully fenced back yard. The 2nd level offers 3 spacious bedrooms and a 4 piece bathroom. The fully finished basement finishes off this family home with a 2nd living room, a 2 piece bathroom and a flex room that is currently being used as an office space, but does have a window for potentially a 4th bedroom. This property is conveniently located in Mountain Village and is an easy commute to restaurants and the downtown area, there is nearby neighborhood playground for families with younger children located less than a block away at the end of the culdesac. This property offers street parking in the front and alley access off-street parking in the rear and has the space for a garage in the future. MOVE-IN ready, start the new year in your new home!

Built in 2008

Essential Information

MLS® #	A2184882
Price	\$255,000
Sold Price	\$255,000
Bedrooms	3



Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,288
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4514 44 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	December 31st, 2024
Date Sold	January 31st, 2025
Days on Market	31
Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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