

# \$379,900 - 4803 63 Street, Rocky Mountain House

MLS® #A2196384

**\$379,900**

5 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential on 0.19 Acres

NONE, Rocky Mountain House, Alberta

Amazing Bilevel - Offering two living area. Long term tenants in place. Monthly revenue of \$3,400. Upper suite features oak cabinets and open kitchen, 3 bedrooms and private laundry. Patio doors off kitchen lead to south facing deck. Lower suite has been updated, Two bedrooms , 3 piece bath and private laundry and rents detached garage. Upgrades include furnace, water tank, water lines - basement has all new cupboards and counters, new garage heater.

Built in 1994

## Essential Information

MLS® #	A2196384
Price	\$379,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4803 63 Street
Subdivision	NONE



City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1G3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Alley Access, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	76
Zoning	RF

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.