

\$280,000 - 4535 46 Avenue, Rocky Mountain House

MLS® #A2217223

\$280,000

3 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.15 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Charming and Move-In Ready! Welcome to this well-maintained 3-bedroom, 2 full bathroom home—perfect for families or anyone seeking a comfortable, functional, and stylish living space. The bright and sunny main floor features a beautifully updated kitchen with ample cabinetry, open to both the dining area and sunny family room. You™ll also find two bedrooms (which can easily be combined into one larger room if desired), a renovated 4-piece bathroom, and attractive hardwood and tile flooring throughout. A spacious back porch provides added convenience and functionality. Downstairs, the fully developed basement offers in-floor heating, egress windows, and a bonus room—perfect for a home office, playroom, or hobby area. The lower-level primary bedroom is a true retreat, complete with two walk-in closets. You'll also find laundry, storage space, and a second full 4-piece bathroom with a relaxing jetted tub. This home has seen numerous thoughtful updates, including newer PVC windows, newer shingles on both the house and garage, a regularly serviced furnace, and a water heater installed in 2022. The ductwork was professionally cleaned last spring, and the upgraded electrical system provides added peace of mind. Vinyl siding offers durability and low-maintenance living, while central air conditioning ensures comfort year-round. Outside, enjoy a sunny and spacious yard featuring a patio, fruit-bearing



Saskatoon berry bushes, an apple tree, and a cherry bushâ€”perfect for garden enthusiasts. The oversized single heated garage includes extra high ceilings, and there are two additional parking stalls beside it. A shed with a new tin roof offers great extra storage. The back porch doubles as a practical mudroom and a cozy sunspaceâ€”ideal for relaxing with a book or nurturing your favorite plants. Located within walking distance to local town amenities, this home combines comfort, charm, and convenience. Just move in and enjoy!

Built in 1940

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217223 |
| Price | \$280,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 803 |
| Acres | 0.15 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4535 46 Avenue |
| Subdivision | Rocky Mtn House |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 1C6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

| | |
|--------------|--|
| Parking | Garage Faces Rear, Heated Garage, Off Street, RV Access/Parking, Single Garage Detached, Stall |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 11 |
| Zoning | RM- Medium Density Reside |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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