

\$239,900 - 4522 45 Avenue close, Rocky Mountain House

MLS® #A2231012

\$239,900

3 Bedroom, 3.00 Bathroom, 1,380 sqft
Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

What a great property for investors or first time buyers. Living room, kitchen, dining room and 2 pc. bath on main floor all with laminate flooring. Upstairs has 3 bedrooms and 4 pc. bath. The downstairs is also fully developed with 2 flex rooms, a 3 pc. bathroom and laundry room in the utility room. A shared rear deck. Parking out back and on street. A little TLC equals great value.

Built in 2006

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2231012 |
| Price | \$239,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,380 |
| Acres | 0.07 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information



| | |
|-------------|----------------------|
| Address | 4522 45 Avenue close |
| Subdivision | Rocky Mtn House |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T2T 1A9 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 18 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Royal Lepage Tamarack Trail Realty |
|----------------|------------------------------------|

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.