

\$289,900 - 4536 44 Avenue close, Rocky Mountain House

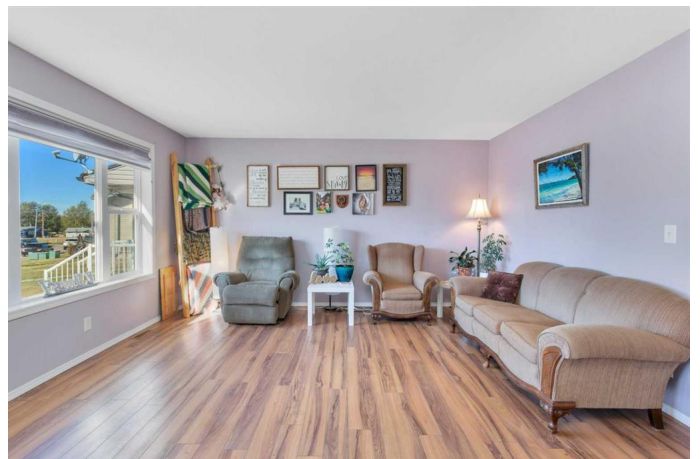
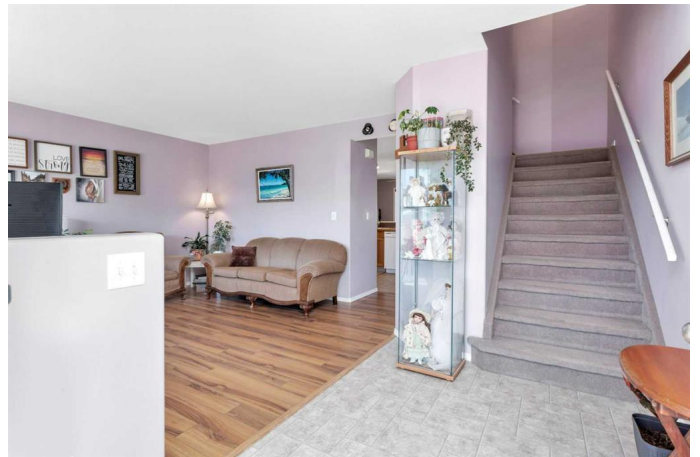
MLS® #A2257989

\$289,900

4 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.10 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

This inviting 2-storey, fully developed half-duplex, built in 2007, is perfectly situated in a quiet cul-de-sac and boasts a fantastic corner lot location. The home backs onto a playground, offering both privacy and a perfect space for outdoor activities. 4 Bedrooms, 3 Bathrooms: Enjoy spacious living with 4 well-sized bedrooms and 3 bathrooms. The main floor includes a convenient 2-piece bathroom, while the second level features a 4-piece bathroom, perfect for family living. The fully developed basement offers additional living space with a 3-piece bathroom, bedroom, and family room. Fully Developed Basement: The basement is a fantastic bonus, providing an additional bedroom, bathroom, and a cozy family room for extra living space. Laundry on the 2nd Level: Located conveniently near the bedrooms, the laundry room makes chores a breeze. Single Detached Garage & Ample Parking: The home comes with a detached single garage, plus a large parking area for vehicles and RVs – perfect for storage or additional guest parking. Outdoor Space: Relax and enjoy the outdoors on the freshly restained deck or in the spacious yard, which is fully fenced and provides a peaceful setting. Upgraded Features: The shingles on the garage have just been replaced, ensuring long-term durability and protection. Location: This home



is in a family-friendly neighborhood, tucked away in a cul-de-sac and backing onto a playground, making it an ideal setting for those with children or anyone who enjoys easy access to outdoor spaces. Don't miss out on this fantastic opportunity to own a well-maintained and spacious duplex in a highly desirable area.

Built in 2007

Essential Information

MLS® #	A2257989
Price	\$289,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4536 44 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A5

Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

Interior

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

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	9
Zoning	RM - Medium Density Resid

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.