

\$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, 2 pc. bath and laundry 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 and a 3 pc. bathroom. 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
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	1
Zoning	R2

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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