

\$299,900 - 4152 47 Avenue, Rocky Mountain House

MLS® #A2259425

\$299,900

3 Bedroom, 2.00 Bathroom, 1,511 sqft
Residential on 5.79 Acres

NONE, Rocky Mountain House, Alberta

Unique and viable property consisting of 3 parcels, located in town behind the industrial area and bordering Mud Lake. The main parcel is 5.66 acres, zoned for future development, but currently used for residential purposes. The nice mature yard offers a large older bungalow with 3 bedrooms, one and a half bathrooms (including a half bath off the master bedroom plus an additional bathtub in one of the secondary bedrooms), a spacious dining room, a bright kitchen with eating nook, a sunken living room with gas stove, a large entry way, and a laundry room. The unfinished basement serves as extra storage and access to the utilities. The 22x24 detached garage is insulated, boarded and wired. The outbuildings require some maintenance and include a chicken coop, a storage shed/greenhouse, a smaller storage shed with sauna, and an older home in poor condition. The marshy part of the parcel leading to the lake, offers additional privacy and a safe and welcoming habitat for wild life. The Future development zoning offers numerous options. The current residential use is legal, but non-conforming and could potentially offer the possibility of being re-zoned to industrial. This could allow the owner to use the residence while operating a small industrial business. The property is connected to municipal water, but has its own septic system. 2 additional parcels zoned industrial and consisting of 0.13 acre combined, are included on the title. This one of



a kind parcel made affordable is the ideal property for an investor, a developer, or just someone looking for town living with a large lot and extra privacy.

Built in 1967

Essential Information

MLS® #	A2259425
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,511
Acres	5.79
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4152 47 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1C8

Amenities

Parking	Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Creek/River/Stream/Pond, Few Trees, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	18
Zoning	Future development

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.