



**GRASSROOTS**  
REALTY GROUP

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4612 50A Avenue  
Rocky Mountain House, Alberta

MLS # A2300171



**\$279,000**

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed, Stucco, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Well built spacious bungalow centrally located on a large lot at the end of a crescent. Includes multiple bedrooms and developed basement offering flexible living space, large detached garage and fenced, landscaped yard with mature trees. Ideal for investors, families, or those looking for a good property in need of repair or updating.