



**4811 47 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2316303**



**\$309,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Asphalt, Attached Carport, Driveway, Off Str		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenanc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	High Speed Internet
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Lighting fixtures, garage door opener with remote, water softener "as is" (disconnected and current owner has never used), natural gas heater in basement "as is" (current owner has never used)

This affordable, well maintained, move in ready home checks all boxes for the First Time Home Buyer, Down-sizer, Outdoor Adventurist and Savvy Investor! Perfectly situated along the foothills of the Rocky Mountains, walking distance to schools, restaurants & cafes, health & wellness services, parks & playgrounds &ndash; and at the base of year round recreation and adventure; you can have it all, right at your door step! Immaculate from your first steps onto the property, it is easy to picture yourself here for years to come. Fully fenced with front and rear low maintenance landscaping, the wrap around deck offers the perfect blends of privacy, sunshine and shade. Step into main level living with handy coat and shoe storage right when you walk in. Follow the sunshine through the kitchen featuring plenty of cabinet and counter space. The well thought out design offers convenient storage access from both the kitchen and dining space, plus opens to the spacious living room - making this layout ideal for entertaining. The vinyl windows bring energy efficiency while the feature Pella living room window and patio door with built-in blinds maintain the character and charm. Updates continue through from lighting fixtures to custom tile work and durable laminate flooring. Hard to find versatility surrounds the home with option for main floor laundry or 3rd upper bedroom. Each bedroom boasts excellent closet space. The primary bedroom is large enough to fit a King sized bed plus furniture and not only features dual closets but a convenient ensuite as well! The main bathroom makes it easy to get ready with family members in the morning with separated sink access. In the partially finished basement with tall ceilings, you can really make it your own and adapt to your personal desires. The extra large utility room can be used for ample storage and still have room for lower laundry.

Enjoy potential for 3rd bathroom with ground rough-in complete! Outside, follow the south facing patio and enjoy the sounds of nature in this quiet neighbourhood. There is no shortage of parking with ample paved asphalt rear driveway, garage with workbench space, carport and RV parking! Further updates over the years include shingles (2008), soaker tub with shower and tile surround, newer toilets, fresh paint throughout, all updated interior doors, upgraded main entry door (2010), furnace (1997) with new 24v ignitor (2023) and upgraded Honeywell dual electric air filters, hot water tank (2020), washer (2022), dryer (2017), brand new range hood (2026), easy clean stove (2020), upgraded kitchen tap, excellent sized fridge and dishwasher, wrap around deck (2007) with fresh stain and extended asphalt parking in rear.