



**GRASSROOTS**

REALTY GROUP

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**4716 48 Avenue**  
**Rocky Mountain House, Alberta**

**MLS # A2316745**

**\$228,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Shed in back, Deep freeze, large cabinet in living room

Welcome to this charming 2-bedroom home in the heart of Rocky Mountain House! Featuring a generous flex/bonus room &mdash; perfect as a home office, playroom, or creative studio &mdash; plus a solid concrete basement offering excellent storage. Situated on a large, fully fenced lot, this property is ideal for kids, pets, or entertaining. Enjoy the convenience of being just minutes from Main Street, top-rated schools, and all your everyday shopping needs. Inside, you'll appreciate the newer appliances, and as a bonus, the deep freeze stays with the property. Whether you're a first-time buyer or investor, this is a fantastic opportunity in a prime location. Don't miss out &mdash; book your showing today!