



**4519 45 Avenue Close Avenue Close  
Rocky Mountain House, Alberta**

**MLS # A2327339**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	722 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Medium Density
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Some furniture and matching drapes may be negotiable.

Are you looking for an affordable, charming and well-maintained home in Rocky Mtn House? This immaculate 3 bedroom, 1 1/2 bath half-duplex may just be the perfect fit. The bright, cheerful main floor offers a welcoming layout with a roomy front entry way and up a few stairs to the nice sized front living room. Down a short hall is the two piece powder room and across the way a designated storage room. The combination kitchen/dining area at the back of the home features a big bright window, walk in pantry, island, and back door that opens to the south facing deck with a privacy divider. Down a few stairs from the entry way is the fully developed basement with three bedrooms including a big primary, a four piece bathroom and separate laundry and utility areas behind closet doors. Added bonus of central air conditioning for those hot summer days, and in 2025 the furnace motor was replaced, back yard fence built and shingles replaced. This is truly a wonderful property that feels like home.