



GRASSROOTS
REALTY GROUP

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4715 48 Street
Rocky Mountain House, Alberta

MLS # A2328256



\$149,900

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Bungalow		
Size:	965 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Native Plants, See Remarks		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Laminate, Linoleum, See Remarks
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: fridge, stove (appliance as-is)

Opportunity awaits! Located at ****4715 48 Street in Rocky Mountain House****, this 1955 bungalow sits on a ****50' x 122' RM-zoned lot**** just steps from the downtown core, making it easy to walk to shops, restaurants, parks, and everyday amenities. Full of character and ready for its next chapter, this home offers an excellent opportunity for buyers with vision to make it their own. Inside you'll find ****2 bedrooms****, a ****4-piece bathroom**** featuring a corner soaker tub and separate shower, plus a ****small bonus room**** off the back entrance that would make a great office, hobby room, or mudroom. Laundry is located in the basement. Over the years, the home has seen updates including some newer windows and a hot water tank. Outside, the private, fully fenced yard offers space to relax or garden, while the ****24' x 16' detached garage**** with alley access provides excellent storage or workshop space. Whether you're looking to personalize a home, invest in a centrally located property, or take advantage of the RM zoning, this property offers plenty of potential in a walkable location close to all the amenities Rocky Mountain House has to offer.