



GRASSROOTS
REALTY GROUP

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4524 48 Avenue
Rocky Mountain House, Alberta

MLS # A2351196

\$195,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame, Wood Siding	Zoning:	RM
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Storage		

Inclusions: TV Wall mounts in bedrooms, Gazebo Frame

A welcoming place to call home! This charming two bedroom bungalow in Rocky Mountain House combines the character of an established home with practical updates and a spacious yard to enjoy. Whether you're purchasing your first home or looking to simplify, the comfortable layout offers easy everyday living with everything you need on the main floor. The living room provides plenty of space to relax, entertain, and make yourself at home. The kitchen features updated countertops, room for your dining table, and new appliances, including the stove, dishwasher, and microwave hood fan. Updated flooring throughout much of the home and new bedroom doors add to the refreshed interior, while a new furnace and hot water tank are valuable recent improvements. Two bedrooms and a four piece bathroom complete the main living spaces. At the back of the home, the porch doubles as a convenient laundry and utility space, with a new washer and dryer and room for additional storage. An unfinished partial basement provides further utility and storage space. Outside, the fenced 50' x 120' lot offers room to garden, play, entertain, or simply enjoy your own outdoor space. A rear deck and included gazebo frame give you a starting point for creating a favourite backyard gathering spot. Back lane access, off street parking, and room for RV parking add everyday convenience. With schools, shopping, parks, playgrounds, and walking paths nearby, this inviting bungalow offers a great opportunity to settle into homeownership!