



GRASSROOTS
REALTY GROUP

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4815 46 Street
Rocky Mountain House, Alberta

MLS # A2351935

\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,697 sq.ft.	Age:	1945 (81 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, See Remarks		

Inclusions: Suite appliances and furniture as per viewings, window coverings, chest of drawers in second bedroom

Options and possibilities abound with this versatile property! Enjoy spacious living areas and a bright kitchen with soaring ceilings. Featuring three comfortable bedrooms, a large full bath, and a convenient half bath. The upper suite offers a separate entrance, comfortable living areas, as well as all it's own appliances including washer and dryer, large furnished rooms and gorgeous views off both the west facing deck and the east facing deck. If that is not enough, there is a large double garage to keep your vehicles out of the weather and an oversized lot that lends itself to a green thumb.