

# \$239,900 - 4522 45 Avenue close, Rocky Mountain House

MLS® #A2231012

**\$239,900**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

What a great property for investors or first time buyers. Living room, kitchen, dining room and 2 pc. bath on main floor all with laminate flooring. Upstairs has 3 bedrooms and 4 pc. bath. The downstairs is also fully developed with 2 flex rooms, a 3 pc. bathroom and laundry room in the utility room. A shared rear deck. Parking out back and on street. A little TLC equals great value.

Built in 2006

## Essential Information

MLS® #	A2231012
Price	\$239,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information



Address	4522 45 Avenue close
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T2T 1A9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	6
Zoning	R2

### Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.