

# \$499,000 - 4507 62 Street, Rocky Mountain House

MLS® #A2246314

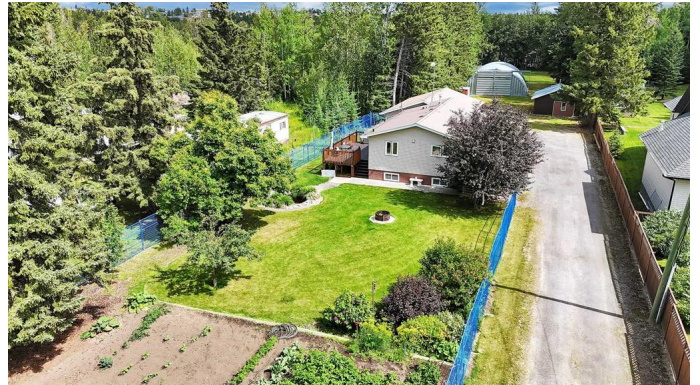
**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,179 sqft  
Residential on 1.00 Acres

NONE, Rocky Mountain House, Alberta

One acre parcel with home, garage and outbuildings, located within town limits and connected to municipal services. The 1179 sq.ft home has been nicely kept and renovated over the years. A large foyer/entrance leads you to the bright living room adjoining the spacious kitchen with hickory cabinetry and the dining room with garden doors leading to the rear deck. A 2 pce bathroom off the laundry room connects you to the master bedroom and also serves as an ensuite. A second bedroom and a full bathroom complete this level. The developed basement hosts a large family/rec room, a 3 pce bathroom, a storage room and 2 additional potential bedrooms (one in need of flooring and one in need of flooring, ceiling and a closet). The 32x26 attached garage is insulated, boarded and heated. An older 20x24 garage is nicely set up as a workshop area. The 40x65 metal quonset is a great addition and the ideal building to park all your toys and RV. The property also includes 4 storage sheds, a wood shed, a large fenced garden area, a pond, and numerous trees and shrubs. The property is located close to a convenience store/gas station and 2 playgrounds. This rare and unique property meets the best of both worlds; town amenities access and convenience with country living space and setting.

Built in 1985



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246314    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,179       |
| Acres          | 1.00        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4507 62 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1G1              |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Vinyl Windows                                                            |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Dog Run, Garden        |
| Lot Description   | Few Trees, Landscaped  |
| Roof              | Metal                  |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 11th, 2025         |
| Days on Market | 6                         |
| Zoning         | RF (Flexible residential) |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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