

# \$240,000 - 4413 46 Street, Rocky Mountain House

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MLS® #A2260819

**\$240,000**

4 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Welcome to this charming 4-bedroom, 3-bathroom home—where comfort and location come together with a mountain view. Recent upgrades bring peace of mind including 35-year shingles, a newer water heater, new low-maintenance privacy fencing and decking, and a freshly landscaped yard. Inside, the thoughtful design and modern tones create a space that feels warm and welcoming. The living room is open and is a beautiful place to gather with friends, or to enjoy a quiet morning coffee. The 2-piece bath on the main floor adds convenience. The kitchen, open to the dining area, features sleek stainless fridge and stove, a dishwasher and a pantry; it's perfect for both everyday meals and for special gatherings. Upstairs, retreat to the spacious primary bedroom, complete with a walk-in closet and the romance of waking up to a mountain view each morning. Two additional bedrooms and a full bath provide comfort and flexibility to complete this level. The lower level extends your lifestyle with a fourth bedroom, another 4-piece bathroom, laundry, and framed-in space ready for you rec room, craft area, play center, or home theatre or office. Next spring, you can enjoy the beautifully finished yard and watch the apple and plum trees blossom while you plan your garden. There's even a new chicken coop. This great location is a short walk to the town center, restaurants, schools, shopping, and the theater.



Built in 2006

## Essential Information

MLS® #	A2260819
Price	\$240,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	4413 46 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1W8

## Amenities

Parking Spaces	2
Parking	RV Access/Parking

## Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Garden
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Lot Description	Back Lane, Back Yard, Landscaped, Views, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	5
Zoning	R2

### **Listing Details**

Listing Office	CIR Realty
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