

**4524 46 Street
Rocky Mountain House, Alberta**

MLS # A2263793



\$58,000

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: T4T 1C6

Water: -

Sewer: -

Utilities: -

Welcome to 4524 46th Street — a well-located Medium Density Residential lot offering exceptional potential for development. Situated in a quiet, established neighborhood, this property is within easy walking distance to schools, parks, shopping, and downtown amenities. Whether you're looking to build a multi-family dwelling, duplex, or a spacious single-family home, this lot provides the flexibility and convenience to bring your vision to life. With services nearby and zoning that supports a variety of housing options, this is a rare chance to invest in a growing community with strong demand for quality housing.