

**6302 47 Avenue
Rocky Mountain House, Alberta****MLS # A2273505****\$92,900****Division:** Rocky Mtn House**Lot Size:** 0.17 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RF**Water:** -**Sewer:** -**Utilities:** -

Discover the potential of this bare residential lot located on the southwest side of Rocky Mountain House at 6302 47 Avenue. Measuring approximately 80 ft x 91 ft, this property offers ample space for your future development plans. An older structure remains on the lot but has been assigned no value, providing a clean slate for your vision. Off-sites levies are not applicable. ** Effective July 15 2025, the Town of Rocky Mountain House will no longer charge off-site levies on new developments. ** Zoned Flexible Residential District (RF), this lot supports a wide range of housing options—from detached homes to row-house style developments—along with complementary uses suited to a growing neighbourhood. Enjoy the convenience of Quinn Park directly across the road, and take advantage of nearby Trappers Creek and scenic walking paths, all just minutes away. Set in a quiet, family-friendly area, this property is an excellent opportunity for builders, investors, or anyone looking to create their ideal home in a desirable location.