

4833 47 Street  
Rocky Mountain House, Alberta

MLS # A2279708



\$230,000

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Rocky Mtn House                           |        |                   |
| Type:     | Residential/Duplex                        |        |                   |
| Style:    | Attached-Side by Side, Bungalow           |        |                   |
| Size:     | 1,000 sq.ft.                              | Age:   | 1983 (43 yrs old) |
| Beds:     | 4                                         | Baths: | 1 full / 1 half   |
| Garage:   | Off Street                                |        |                   |
| Lot Size: | 0.07 Acre                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Private |        |                   |

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Wood

Features: Kitchen Island, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

This four-bedroom, two-bathroom duplex is perfectly situated in an ideal location close to schools, shopping, and everyday conveniences, making it an excellent choice for families or investors alike. The main level offers a welcoming layout with an open kitchen featuring updated appliances, seamlessly connected to the dining area and a sunken living room. The living room is a true highlight, showcasing vaulted wood ceilings, and an abundance of natural light that creates a warm and inviting atmosphere. A four-piece bathroom, the primary bedroom with private access to the covered deck, and an additional bedroom complete the main floor, providing comfortable and functional living space. The lower level includes a free standing natural gas stove for added warmth. Two spacious bedrooms and a convenient two-piece bathroom, offering privacy and flexibility for guests, teens, or a home office setup. A utility room with a stacked washer and dryer, along with a laundry sink, completes the lower level. Outside, the property offers a private yard featuring garden boxes ready for planting and a handy storage shed. Combining a thoughtful layout, attractive features, and a sought-after location, this duplex offers comfortable living with room to grow.