

# \$289,900 - 4536 44 Avenue close, Rocky Mountain House

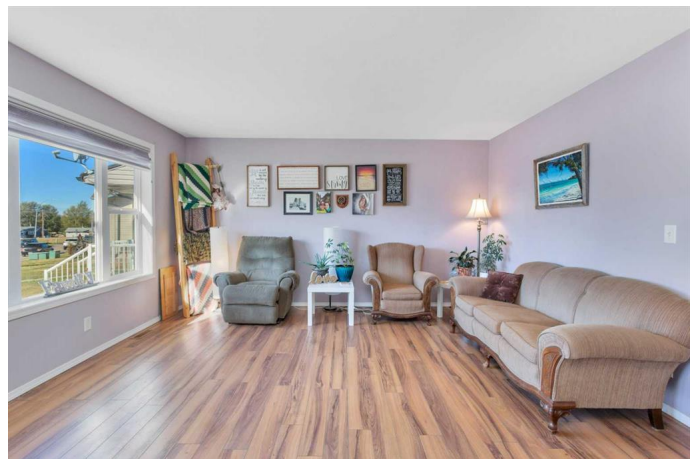
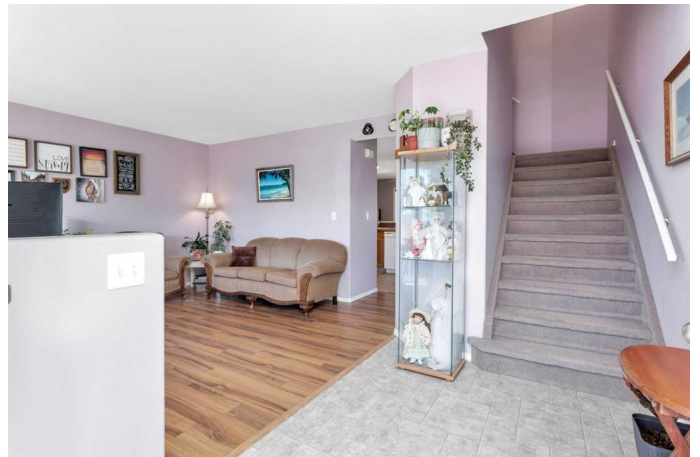
MLS® #A2257989

**\$289,900**

4 Bedroom, 3.00 Bathroom, 1,414 sqft  
Residential on 0.10 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

This inviting 2-storey, fully developed half-duplex, built in 2007, is perfectly situated in a quiet cul-de-sac and boasts a fantastic corner lot location. The home backs onto a playground, offering both privacy and a perfect space for outdoor activities. 4 Bedrooms, 3 Bathrooms: Enjoy spacious living with 4 well-sized bedrooms and 3 bathrooms. The main floor includes a convenient 2-piece bathroom, while the second level features a 4-piece bathroom, perfect for family living. The fully developed basement offers additional living space with a 3-piece bathroom, bedroom, and family room. Fully Developed Basement: The basement is a fantastic bonus, providing an additional bedroom, bathroom, and a cozy family room for extra living space. Laundry on the 2nd Level: Located conveniently near the bedrooms, the laundry room makes chores a breeze. Single Detached Garage & Ample Parking: The home comes with a detached single garage, plus a large parking area for vehicles and RVs – perfect for storage or additional guest parking. Outdoor Space: Relax and enjoy the outdoors on the freshly restained deck or in the spacious yard, which is fully fenced and provides a peaceful setting. Upgraded Features: The shingles on the garage have just been replaced, ensuring long-term durability and protection. Location: This home



is in a family-friendly neighborhood, tucked away in a cul-de-sac and backing onto a playground, making it an ideal setting for those with children or anyone who enjoys easy access to outdoor spaces. Donâ€™t miss out on this fantastic opportunity to own a well-maintained and spacious duplex in a highly desirable area.

Built in 2007

**Essential Information**

MLS® #	A2257989
Price	\$289,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	4536 44 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A5

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	RM - Medium Density Resid

## Listing Details

Listing Office	RE/MAX real estate central alberta
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