

**4617 47 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2275318**



**\$265,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Mtn House                 |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,387 sq.ft.                    | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street        |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Treed    |               |                   |

**Heating:** In Floor Roughed-In, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

When location and walking distance is a priority this half duplex is located in a well-established neighborhood, close to the downtown core and within walking distance to all the amenities, shopping, schools, medical center, numerous parks and play grounds. The home welcomes you with a bright and inviting living room that flows effortlessly into a functional galley kitchen featuring dark wood cabinetry and a large counter that not only gives plenty of work space but additional breakfast bar for extra seating. Entertaining dinner guests is a breeze in the dining area as it can easily accommodate a large table with seating for six or more. Located at the back entrance you will find a 2 pc bathroom with convenience and easy access for main floor living that offers both comfort and practicality for a busy household or a visiting guest. The second level holds a generous primary bedroom and includes a walk-in closet, while the thoughtfully designed 4-piece main bathroom is surrounded by ample closets for extra storage. Two additional bedrooms, each with oversized closets, complete the upper level and provide plenty of space for a growing family. The unfinished basement offers excellent potential for future development, with roughed-in plumbing and a large electrical panel already in place to support additional living space. Back yard is fenced with convenient back-alley access and plenty of parking. This well-cared-for home combines location, functionality, and future potential to add value by developing the basement or adding a garage, making it an ideal choice for any growing family.