

4833 47 Street  
Rocky Mountain House, Alberta

MLS # A2279708



**\$230,000**

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