

**4304 42 Avenue
Rocky Mountain House, Alberta**

MLS # A2246003



\$229,900

Division: Rocky Mtn House

Lot Size: 6.89 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I (General Industrial)

Water: -

Sewer: -

Utilities: -

Change is underway in Rocky Mountain House. This 6.89-acre industrial parcel at 4302–42 Avenue presents a rare opportunity to acquire industrial-zoned land in west-central Alberta. The Town of Rocky Mountain House recently eliminated off-site levies (July 2025), significantly reducing upfront costs for developers. Ideally situated just east of Highway 11 (David Thompson Highway)—the town’s main commercial and tourism corridor—this property offers excellent access and visibility. A creek flows along the west side of the parcel, and a natural spring provides a fresh water source, adding to the land’s natural appeal. The property is partially fenced and ready for development, making it an ideal choice for industrial developers seeking cost-effective, strategically located land. Are you ready to capitalize on Rocky Mountain House’s growing economy?