

**4524 46 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2263793**



**\$58,000**

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**Division:** NONE

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**Lot Size:** 0.14 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** T4T 1C6

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Welcome to 4524 46th Street — a well-located Medium Density Residential lot offering exceptional potential for development. Situated in a quiet, established neighborhood, this property is within easy walking distance to schools, parks, shopping, and downtown amenities. Whether you're looking to build a multi-family dwelling, duplex, or a spacious single-family home, this lot provides the flexibility and convenience to bring your vision to life. With services nearby and zoning that supports a variety of housing options, this is a rare chance to invest in a growing community with strong demand for quality housing.