

**6302 47 Avenue**  
**Rocky Mountain House, Alberta**

**MLS # A2273505**



**\$92,900**

**Division:** Rocky Mtn House

**Lot Size:** 0.17 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RF

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the potential of this bare residential lot located on the southwest side of Rocky Mountain House at 6302 47 Avenue. Measuring approximately 80 ft x 91 ft, this property offers ample space for your future development plans. An older structure remains on the lot but has been assigned no value, providing a clean slate for your vision. Off-sites levies are not applicable. \*\* Effective July 15 2025, the Town of Rocky Mountain House will no longer charge off-site levies on new developments. \*\* Zoned Flexible Residential District (RF), this lot supports a wide range of housing options&mdash;from detached homes to row-house style developments&mdash;along with complementary uses suited to a growing neighbourhood. Enjoy the convenience of Quinn Park directly across the road, and take advantage of nearby Trappers Creek and scenic walking paths, all just minutes away. Set in a quiet, family-friendly area, this property is an excellent opportunity for builders, investors, or anyone looking to create their ideal home in a desirable location.