

4617 47 Street  
Rocky Mountain House, Alberta

MLS # A2275318

**\$259,000**



<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 (14 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		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

When location and walking distance is a priority this half duplex is located in a well-established neighborhood, close to the down town 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 guest is a breeze in the dinning 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 offer 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 add a garage, making it an ideal choice for any growing family.