

4833 47 Street
Rocky Mountain House, Alberta

MLS # A2279708



\$230,000

Division: Rocky Mtn House

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 1,000 sq.ft. **Age:** 1983 (43 yrs old)

Beds: 4 **Baths:** 1 full / 1 half

Garage: Off Street

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Back Yard, Front Yard, Private

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Siding

Zoning: R2

Foundation: Wood

Utilities: -

Features: Kitchen Island, No Smoking Home, Vaulted Ceiling(s)

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.