

# \$386,000 - 4415 46 Street, Rocky Mountain House

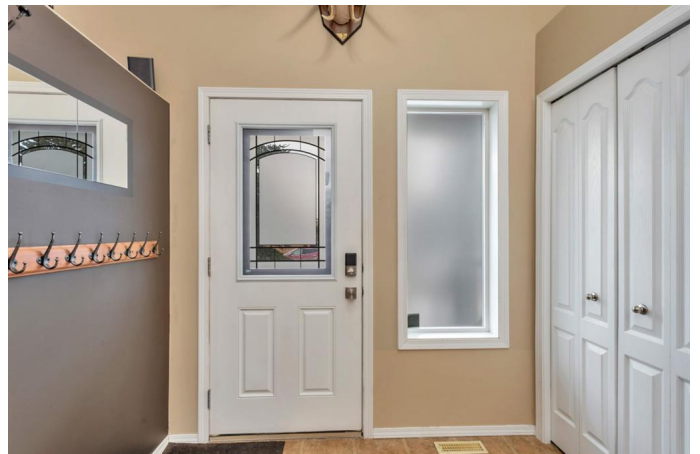
MLS® #A2197955

**\$386,000**

4 Bedroom, 3.00 Bathroom, 1,101 sqft  
Residential on 0.11 Acres

NONE, Rocky Mountain House, Alberta

Welcome to this beautifully maintained, fully finished 4-bedroom home with a spacious, oversized garage. From the covered front step, you'll be welcomed into the bright and open concept main living area. Vaulted ceilings, laminate flooring, and large windows create a warm, inviting atmosphere throughout. The kitchen features updated stainless steel appliances, a convenient pantry, and easy access to the back deck—perfect for outdoor entertaining. The adjoining dining area flows seamlessly into the generously sized living room, complete with a large bay window. The main floor is home to a spacious primary bedroom with a 3-piece ensuite, as well as a second bedroom and a full 4-piece guest bathroom. Downstairs, the fully finished basement offers even more living space, including a large family room with a cozy freestanding wood stove—ideal for staying warm and saving on heating costs. Two additional bedrooms with large windows provide plenty of natural light, and a custom 3-piece bathroom features a luxurious steam shower. The laundry/mechanical room has been recently updated for added convenience. For year-round comfort, this home is equipped with central A/C (installed just 2 years ago) and brand-new shingles in 2022. Outside, you'll find newly installed concrete sidewalks leading to the backyard and a 20'x30' finished garage, complete with 220V power, overhead radiant heat, and ample storage. A gravel parking pad next to the garage offers room for



an RV or additional vehicles. The front yard is beautifully landscaped with mature trees and decorative brick, offering great curb appeal. This home is perfect for growing families or anyone looking for a comfortable, move-in-ready property with plenty of space both inside and out!

Built in 2006

### **Essential Information**

MLS® #	A2197955
Price	\$386,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,101
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4415 46 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1W8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove, Free Standing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	12
Zoning	RM

## Listing Details

Listing Office	RE/MAX real estate central alberta
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