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**4536 44 Avenue Close , Rocky Mountain House, Alberta - \$289,900**



Main Photo

## Property Description

This inviting 2-storey, fully developed half-duplex, built in 2007, is perfectly situated in a quiet cul-de-sac and boasts a fantastic corner lot location. The home backs onto a playground, offering both privacy and a perfect space for outdoor activities. 4 Bedrooms, 3 Bathrooms: Enjoy spacious living with 4 well-sized bedrooms and 3 bathrooms. The main floor includes a convenient 2-piece bathroom, while the second level features a 4-piece bathroom, perfect for family living. The fully developed basement offers additional living space with a 3-piece bathroom, bedroom, and family room. Fully Developed Basement: The basement is a fantastic bonus, providing an additional bedroom, bathroom, and a cozy family room for extra living space. Laundry on the 2nd Level: Located conveniently near the bedrooms, the laundry room



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makes chores a breeze. **Single Detached Garage & Ample Parking:** The home comes with a detached single garage, plus a large parking area for vehicles and RVs — perfect for storage or additional guest parking. **Outdoor Space:** Relax and enjoy the outdoors on the freshly restained deck or in the spacious yard, which is fully fenced and provides a peaceful setting. **Upgraded Features:** The shingles on the garage have just been replaced, ensuring long-term durability and protection. **Location:** This home is in a family-friendly neighborhood, tucked away in a cul-de-sac and backing onto a playground, making it an ideal setting for those with children or anyone who enjoys easy access to outdoor spaces. Don't miss out on this fantastic opportunity to own a well-maintained and spacious duplex in a highly desirable area.

## REALTOR Referral

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*Courtesy Of: RE/MAX real estate central alberta*



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