

\$499,000 - 4507 62 Street, Rocky Mountain House

MLS® #A2246314

\$499,000

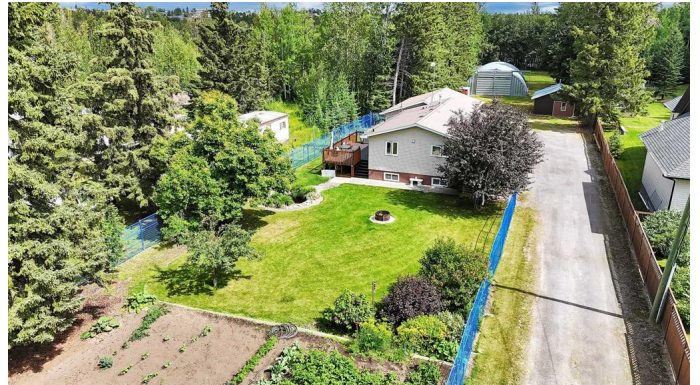
3 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 1.00 Acres

NONE, Rocky Mountain House, Alberta

One acre parcel with home, garage and outbuildings, located within town limits and connected to municipal services. The 1179 sq.ft home has been nicely kept and renovated over the years. A large foyer/entrance leads you to the bright living room adjoining the spacious kitchen with hickory cabinetry and the dining room with garden doors leading to the rear deck. A 2 pce bathroom off the laundry room connects you to the master bedroom and also serves as an ensuite. A second bedroom and a full bathroom complete this level. The developed basement hosts a large family/rec room, a 3 pce bathroom, a storage room and 2 additional potential bedrooms (one in need of flooring and one in need of flooring, ceiling and a closet). The 32x26 attached garage is insulated, boarded and heated. An older 20x24 garage is nicely set up as a workshop area. The 40x65 metal quonset is a great addition and the ideal building to park all your toys and RV. The property also includes 4 storage sheds, a wood shed, a large fenced garden area, a pond, and numerous trees and shrubs. The property is located close to a convenience store/gas station and 2 playgrounds. This rare and unique property meets the best of both worlds; town amenities access and convenience with country living space and setting.

Built in 1985



Essential Information

MLS® #	A2246314
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	1.00
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4507 62 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1G1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden
Lot Description	Few Trees, Landscaped
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	14
Zoning	RF (Flexible residential)

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.