

\$650,000 - 5507 46 Street, Rocky Mountain House

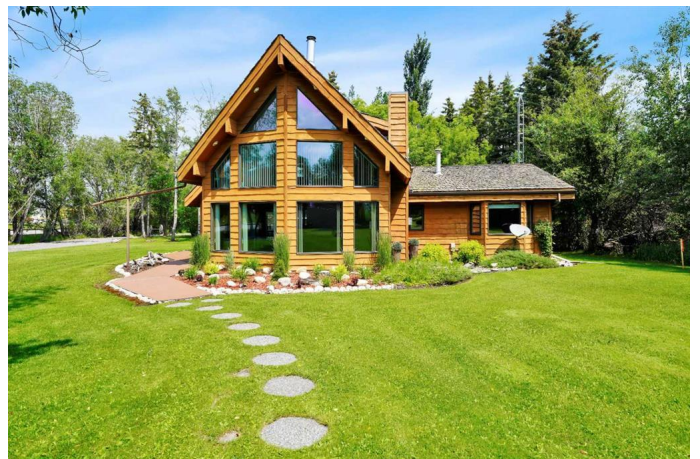
MLS® #A2234070

\$650,000

3 Bedroom, 2.00 Bathroom, 1,832 sqft
Residential on 2.76 Acres

NONE, Rocky Mountain House, Alberta

Talk about great curb appeal property, you will surely notice this special property on the outskirts of Town on 2.76 acres, with a superb 1832 sf. 1 1/2 story home on concrete heated slab with detached heated triple garage. Driving onto on the freshly graveled driveway and parking area you will notice how beautifully landscaped/manicured the property is. First building on the yard is the totally finished heated triple garage(1981 built) with 3- 10' x10' insulated O.H. doors with 12' ceiling height. Then the next buildings beside the garage is the attractively finished pump house and a storage shed. Heading down the laneway is the grand stature of the house. This home exhibits many features: starting on the Main floor is the high peaked cedar wood ceiling in the bright living room with the south facing windows, also other room features is a gas fireplace and faux stone highlights. Engineered vinyl plank flooring along with triple paned windows, warm feel of stained wide board trimmings and updated modern light fixtures. The open floor plan continues to the nice sized bright dining area with high vault cedar wood ceiling with skylights. The kitchen provides great work space, quality cabinetry , new counter tiled back splash, double door pantry, butcher block topped kitchen island. Two good sized bedrooms and a 4 pcs. bathroom, and a separate laundry room with great working space and counter with sink. Upper level, from the hallway provides spectacular view over the living room area and



yard view thru the south wall windows. The hallway then leads us through the double rain glass doors into the huge primary bedroom complemented by the large 3 pcs. en-suite bathroom and a separate walk in closet. Outside the back side of the home is a huge covered deck area with privacy/windbreak sliding wood panels on the west wall. From there is the large expanse parking area with another shed all surrounded by greenery and trees.

Built in 1994

Essential Information

| | |
|----------------|---|
| MLS® # | A2234070 |
| Price | \$650,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,832 |
| Acres | 2.76 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5507 46 Street |
| Subdivision | NONE |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 1X1 |

Amenities

| | |
|--------------|--|
| Parking | 220 Volt Wiring, Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows |
| Appliances | Dishwasher, Freezer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating | Boiler, In Floor, Natural Gas, See Remarks, Fireplace Insert |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Insert, Living Room |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Yard Lights, Brush, Corners Marked |
| Roof | Cedar Shake |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete, Slab |

Additional Information

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|----------------|-----------------|
| Date Listed | June 25th, 2025 |
| Days on Market | 9 |
| Zoning | Industrial |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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