

# \$749,900 - 4000 42 Street, Rocky Mountain House

MLS® #A2234112

## \$749,900

5 Bedroom, 3.00 Bathroom, 1,838 sqft

Residential on 4.13 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

So close to town and yet still so private! This huge bungalow sits on 4+ acres of manicured & treed land & has lots to offer. At over 1700 square feet on the main level, this is the family sized home you've been looking for! With 5 bedrooms - 3 on the main floor - & 3 bathrooms, there's plenty of room for kids, guests, renters, you name it. Beautiful living room has a gas fireplace and huge windows to enjoy the west view. There is a formal dining area with room for a hutch and a breakfast nook with garden door to deck. The kitchen is well equipped for large gatherings & meal prep with gas stove, center island, a pantry & lots of counter space. The Primary bedroom can easily accommodate a king sized bed & furniture & there is a 3 piece ensuite & walk in closet & sliding doors to the great outdoors as well. 2 other bedrooms on main floor are a good size as is the 4 piece bathroom. The laundry room/back entry offers lots of space to kick off shoes & coats, a sink & cabinets galore and there is entry from the oversized garage. Gigantic family room in basement with big windows, 2 big bedrooms & a 4 piece bathroom. Lots of storage area and there is a handy separate stairwell to garage that offers lots of possibilities. The oversized garage has infloor heat & work shop area. The wrap around deck allows you to enjoy the park-like landscaping from all angles with lots of room for kids to roam! The zoning is Highway Commercial so there is potential for business



& creative planning.

Built in 1994

### **Essential Information**

MLS® #	A2234112
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,838
Acres	4.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	4000 42 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A7

### **Amenities**

Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	8
Zoning	Highway Commercial

### Listing Details

Listing Office	RE/MAX real estate central alberta
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