

# \$155,000 - 4504 59 Street, Rocky Mountain House

MLS® #A2196714

**\$155,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

Creekside Mobile Home Park, Rocky Mountain House, Alberta

This is an affordable opportunity or great investment opportunity! 2001, three bedroom mobile home located on an owned lot with no condo fees and a low maintenance lifestyle. This home has vaulted ceilings, an open concept layout, a good sized primary bedroom with an ensuite on one end and two more bedrooms on the opposite end. Outside you have a deck and fenced yard space. With back alley access there is plenty of off street/RV parking or room to build a garage without compromising your yard space. There is a park at the end of this close for the neighbourhood to enjoy together! Make this home your own at an affordable value.

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196714    |
| Price          | \$155,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Mobile      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4504 59 Street             |
| Subdivision | Creekside Mobile Home Park |
| City        | Rocky Mountain House       |
| County      | Clearwater County          |
| Province    | Alberta                    |
| Postal Code | T4T1N9                     |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Alley Access, Off Street, See Remarks, RV Access/Parking |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | See Remarks                                    |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Basement          | None                                           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Lane, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | See Remarks            |
| Foundation        | See Remarks            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 56                  |
| Zoning         | MH                  |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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