

\$99,900 - 4801 49 Avenue, Rochester

MLS® #E4441139

\$99,900

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Rochester, Rochester, AB

In the sweet, peaceful Town of Rochester is this lovely little home on two large lots. Vinyl siding, metal roof & newer vinyl windows. Bright east-facing kitchen (huge deck off rear entry) w/loads of white cabinets & roomy dining area. A small pantry area is open to stairs that go up to upper level where you'll find two very spacious bedrooms. Main floor living room faces west. Very nice 4 pce bathroom w/soaker tub & storage closet. Primary bedroom addition is the perfect spot for a king-size bed, dressers and room to store clothes, etc. Access the bsmt from an outside entrance. Down here is the family room, bedroom, bathroom/laundry room, utilities (newer furnace & hot water tank) - all framed in, mostly drywalled and ready to finish w/flooring of your choice). TWO LOTS - plenty of trees, two garden areas and room for kids to play. Parking area on south side or front street parking.

Built in 1950

Essential Information

MLS® #	E4441139
Price	\$99,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,055
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4801 49 Avenue
Area	Rochester
Subdivision	Rochester
City	Rochester
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walk-up Basement
Parking	No Garage, Rear Drive Access, RV Parking, See Remarks

Interior

Appliances	Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Not Fenced, Partially Landscaped, Schools, Ski Hill Nearby, Treed Lot, Vegetable Garden
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 4th, 2025

Days on Market 72

Zoning Zone 60

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Listing information last updated on August 15th, 2025 at 4:32am MDT