

## **\$174,900 - 5006 49 Street, Rocky Rapids**

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MLS® #E4441484

### **\$174,900**

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Rocky Rapids, Rocky Rapids, AB

This is your opportunity to own a home & garage on its OWN LOT for under \$200 000! Walk in to an open floor plan, with the living & dining rooms having laminate floors, & kitchen featuring modern appliances & cabinets. This home includes a primary bedroom with walk-through closets to the 4-pc bathroom, plus 2 more bedrooms(one has no closet, armoire is included) & a main 4-pc bathroom. Originally a 1973 double wide, this home has been completely remodelled(in approx 2007) and it shows-inside, the flooring, cabinetry, bathrooms, windows & doors were all updated and outside, the home has a metal roof & vinyl siding. Most recent updates are brand new washer & dryer, new furnace in 2024 and in 2020, all of the plumbing was replaced and runs along the interior of the home. The 16'x24' garage has power, concrete floors & was built in 2006. Located right beside Rocky Rapids store, this home has everything you need at an affordable price, plus QUICK POSSESSION available! This could be a great investment property!

Built in 1973

### **Essential Information**

MLS® # E4441484

Price \$174,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5006 49 Street
Area	Rocky Rapids
Subdivision	Rocky Rapids
City	Rocky Rapids
County	ALBERTA
Province	AB
Postal Code	T0E 1Z0

### Amenities

Amenities	Deck
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Vinyl
Exterior Features	Corner Lot, Flat Site, Golf Nearby, Shopping Nearby
Roof	Metal
Construction	Vinyl
Foundation	Block

## Additional Information

Date Listed	June 9th, 2025
Days on Market	57
Zoning	Zone 90



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