

## \$250,000 - 4806 50 Avenue, Rocky Rapids

MLS® #E4450785

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Rocky Rapids, Rocky Rapids, AB

Fantastic location! Enjoy the benefits of living in the hamlet of Rocky Rapids with town water and sewer, while still filling like being on an acreage. Just a block from the store, gas station, playground, and community hall. This 20x75 modular home is in mint condition and sits on a spacious fenced yard surrounded by spruce trees for privacy and views. Inside features 3 large bedrooms, 2 full baths, a separate laundry room, entry way, vaulted ceilings, and an open floor plan. Cozy up to the wood-burning stove and save on heating. The primary bedroom offers ample space, carpet (2022), a 4-pc ensuite, and a walk-in closet. The second bedroom is also oversized with its own walk-in closet. In 2022, the home was professionally leveled, anchored, had heat tape installed, a new hot water tank added, a furnace motherboard replaced, and shingles on the east side redone. A must-see property!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450785  |
| Price      | \$250,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,500                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4806 50 Avenue |
| Area        | Rocky Rapids   |
| Subdivision | Rocky Rapids   |
| City        | Rocky Rapids   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0E 1Z0        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Hot Water Electric, R.V. Storage |
| Parking   | Front Drive Access                     |

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Prefab, Vinyl                                                                                    |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Prefab, Vinyl                                                                                    |
| Foundation        | See Remarks                                                                                      |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market       5  
Zoning                 Zone 90

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