

## **\$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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