

# \$509,900 - 390009 Rr 8-4, Rocky Mountain House

MLS® #A2199718

**\$509,900**

3 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 2.62 Acres

NONE, Rocky Mountain House, Alberta

Welcome to the West country! This private, treed 2.65 acreage will have you sighing at the peace and quite you will feel when you arrive. From the circular drive to the tall trees, plus the landscaping you could feel right at home. This 1995 modular home has 3 bedrooms, 2 bathrooms (one being a 4 piece ensuite) open and family style kitchen. The kitchen has been update with new cabinets - soft close and pull outs, butcher block counter tops, new appliances and new flooring in kitchen, laundry room and living room, not to mention this home has been painted with neutral color's through out - all in done 2024. Also included in the renovations is a hot water on demand system, pressure tank, Iron water system that is new and upgrade. Outside you will find a oversized double detached garage (26X26) heated with in-floor heating, a cabin, plus ample shed(s) for that extra storage a person may need. On the one side of the home you will find a covered deck that faces south; image the beauty you could create

Built in 1995

## Essential Information

MLS® #	A2199718
Price	\$509,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,300
Acres	2.62
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	390009 Rr 8-4
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Instant Hot Water
Heating	Forced Air, Propane
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 5th, 2025
-------------	-----------------

Days on Market 6  
Zoning CR

### **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.