

# \$90,000 - 10, 4308 42 Avenue, Rocky Mountain House

MLS® #A2219175

**\$90,000**

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Mobile on 0.00 Acres

Southside Trailer Park, Rocky Mountain House, Alberta

Charming 3-Bedroom Home with Spacious Yard and Modern Updates. Welcome to this beautifully maintained 3-bedroom, 2-bathroom home located in the quiet Southside Mobile Home Park, just behind Rainbow Ford. Situated on a desirable corner lot, this property offers added privacy, extra parking, and a fully fenced yard—perfect for pets and outdoor enjoyment. Step inside to discover a thoughtfully updated interior with neutral tones and soft oak finishes that create a warm, move-in-ready atmosphere. The primary bedroom features a walk-in closet and a private ensuite with a luxurious jetted tub—ideal for unwinding after a long day. The bright heated porch-style addition offers versatile space for a home office, gym, or playroom. Outside, you'll love the huge deck, raised garden bed, and the sunny yard surrounded by mature trees—plenty of room to relax or play. Additional features include: large carport, shed for extra storage, newer hot water tank, vinyl siding and windows for low-maintenance living. Lot rent: \$400/month (includes water, sewer, and garbage service). This home is perfect for buyers seeking comfort, privacy, and a peaceful lifestyle with modern conveniences. Don't miss this quiet escape with all the perks of Southside living!

Built in 1999



## Essential Information

MLS® #	A2219175
Price	\$90,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.00
Year Built	1999
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	10, 4308 42 Avenue
Subdivision	Southside Trailer Park
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1L8

## Amenities

Parking Spaces	3
Parking	Carport

## Interior

Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

## Exterior

Roof	Asphalt Shingle
------	-----------------

## Additional Information

Date Listed	May 8th, 2025
Days on Market	3

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.