

# \$299,900 - 4414 42b Avenue, Rocky Mountain House

MLS® #A2263474

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.83 Acres

Rocky Mtn House, Rocky Mountain House,  
Alberta

This bare parcel of General Industrial land (3.83 acres) is located in Rocky Mountain House, strategically situated along the railway tracks, providing excellent logistical advantages for transportation and distribution. The property offers ample space for various industrial applications, making it ideal for businesses in manufacturing, warehousing, or other industrial operations. Key features include:

- Size: The parcel encompasses a generous area, allowing for flexibility in development and operation.
  - Zoning: Zoned General Industrial, the land is suitable for a wide range of industrial businesses, supportive commercial uses, and related services whose activities may be incompatible in commercial districts
  - Development Potential: The bare land allows for customizable development according to specific business needs.
- Now is the time to invest in the future of Rocky Mountain House! As of July 2025, the Town has eliminated off-site levies, significantly reducing upfront development costs



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263474  |
| Price     | \$299,900 |
| Bathrooms | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 3.83            |
| Type     | Land            |
| Sub-Type | Industrial Land |
| Status   | Active          |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4414 42b Avenue      |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1A1              |

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | October 7th, 2025      |
| Days on Market | 16                     |
| Zoning         | I - General Industrial |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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