

\$229,900 - 4304 42 Avenue, Rocky Mountain House

MLS® #A2246003

\$229,900

0 Bedroom, 0.00 Bathroom,
Land on 6.89 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Change is underway in Rocky Mountain House. This 6.89-acre industrial parcel at 4302-42 Avenue presents a rare opportunity to acquire industrial-zoned land in west-central Alberta. The Town of Rocky Mountain House recently eliminated off-site levies (July 2025), significantly reducing upfront costs for developers. Ideally situated just east of Highway 11 (David Thompson Highway)-the town's main commercial and tourism corridor-this property offers excellent access and visibility. A creek flows along the west side of the parcel, and a natural spring provides a fresh water source, adding to the land's natural appeal. The property is partially fenced and ready for development, making it an ideal choice for industrial developers seeking cost-effective, strategically located land. Are you ready to capitalize on Rocky Mountain House's growing economy?



Essential Information

MLS® #	A2246003
Price	\$229,900
Bathrooms	0.00
Acres	6.89
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	4304 42 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1L8

Amenities

Waterfront	Creek, See Remarks
------------	--------------------

Additional Information

Date Listed	August 6th, 2025
Days on Market	39
Zoning	I

Listing Details

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

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.