

# \$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)â€”the townâ€™s main commercial and tourism corridorâ€”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 landâ€™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 Houseâ€™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
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	I

## Listing Details

Listing Office	RE/MAX real estate central alberta
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