

## \$99,900 - 4801 49 Avenue, Rochester

MLS® #E4441139

**\$99,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Rochester, Rochester, AB

In the sweet, peaceful Town of Rochester is this lovely little home on two large lots. Vinyl siding, metal roof & newer vinyl windows. Bright east-facing kitchen (huge deck off rear entry) w/loads of white cabinets & roomy dining area. A small pantry area is open to stairs that go up to upper level where you'll find two very spacious bedrooms. Main floor living room faces west. Very nice 4 pce bathroom w/soaker tub & storage closet. Primary bedroom addition is the perfect spot for a king-size bed, dressers and room to store clothes, etc. Access the bsmt from an outside entrance. Down here is the family room, bedroom, bathroom/laundry room, utilities (newer furnace & hot water tank) - all framed in, mostly drywalled and ready to finish w/flooring of your choice). TWO LOTS - plenty of trees, two garden areas and room for kids to play. Parking area on south side or front street parking.

Built in 1950

### Essential Information

MLS® #	E4441139
Price	\$99,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,055
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4801 49 Avenue
Area	Rochester
Subdivision	Rochester
City	Rochester
County	ALBERTA
Province	AB
Postal Code	T0G 1Z0

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walk-up Basement
Parking	No Garage, Rear Drive Access, RV Parking, See Remarks

### Interior

Appliances	Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Not Fenced, Partially Landscaped, Schools, Ski Hill Nearby, Treed Lot, Vegetable Garden
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 4th, 2025

Days on Market 60

Zoning Zone 60

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Listing information last updated on August 3rd, 2025 at 6:32am MDT