

# \$177,700 - 4906 50 Street, Rochester

MLS® #A2216486

**\$177,700**

2 Bedroom, 1.00 Bathroom, 1,046 sqft

Residential on 0.25 Acres

Rochester, Rochester, Alberta

Charming, affordable and full of history, this house is a perfect fit for peaceful living. This lovingly cared-for home is in the heart of Rochester, a quiet, affordable community just an hour north of Edmonton. Set on three spacious town lots, youâ€™ll have plenty of room for a garden, firepit, and outdoor enjoyment. This 2-bedroom, 1-bathroom bungalow is full of character and history. Once the local post office with attached living quarters, itâ€™s been thoughtfully renovated over the years to create a warm and practical living space. The large living room flows into a second attached space that could easily be used as a family room, hobby room, or converted into a third bedroom if needed. The 20x30 detached garage was once Rochesterâ€™s fire hall, adding to the unique story of this property. Today, it offers great workshop or storage potential. Whether youâ€™re starting fresh, simplifying your lifestyle, or looking for a quiet place to retire, this home checks all the boxes â€“ affordable, manageable, and full of small-town charm with amenities nearby. And yes, it's as cute as it looks from the outside.

Built in 1948

## Essential Information

MLS® # A2216486

Price \$177,700



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.25
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4906 50 Street
Subdivision	Rochester
City	Rochester
County	Athabasca County
Province	Alberta
Postal Code	T0G1Z0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Oversized, Garage Faces Front
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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