



GRASSROOTS

REALTY GROUP

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5751 55 Street
Rocky Mountain House, Alberta

MLS # A2305757



\$339,900

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RL
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, HOOD FAN, WASHER, DRYER

Welcome to this well-maintained 1979 bi-level, ideally located in a family-friendly neighbourhood within walking distance to several schools, parks, and the town's scenic bike path system. Situated on a spacious 62 x 120 lot, this property also features a double detached garage, offering plenty of parking and storage. The main floor offers a bright, west-facing living room filled with natural light, a functional kitchen with an eat-in dining area, and three comfortable bedrooms. You'll also appreciate the unique built-in storage nooks that add both character and practicality. The fully developed basement provides excellent additional living space with a large second family room, two additional bedrooms, a dedicated laundry area, and extra storage in the utility room—ideal for growing families or those needing flexible space. Recent upgrades include fresh paint throughout, vinyl windows, an updated hot water tank, and refreshed kitchen cabinetry with newer hardware. This home shows well and must be seen to be fully appreciated—an excellent opportunity for families, first-time buyers, or investors alike!