



**5336 52 Street Close**  
**Rocky Mountain House, Alberta**

**MLS # A2308518**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Fridge x2, stove x2, micro-range, dishwasher x2, basement range, garage door opener, washer x2, dryer x2

Welcome to this spacious and thoughtfully updated property offering exceptional versatility and value. Perfectly suited for families or investors, this home features an illegal basement suite and a functional layout that maximizes comfort on both levels. The main floor showcases a stunning custom, recently renovated, kitchen paired with a bright and inviting living space. Quartz counters, ceiling height backsplash, new appliances, soft close cabinets with many pull out style drawers and a corner pantry all maximize the function and storage within this kitchen. The dining room offers patio doors leading to the rear deck. Three bedrooms are located upstairs, including a primary complete with an ensuite for added convenience. Large updated vinyl windows make the main level bright allowing plenty of natural light. Laundry facilities are also upstairs with two sets of all appliances included. Downstairs, the fully finished basement offers its own renovated kitchen, two additional bedrooms, a bathroom with stand up shower and a separate laundry room in the combined utility room. The options with a home set up like this are endless and offer great opportunities. Situated on an extra large corner lot, this property provides ample parking and outdoor space rarely found in similar homes. A rear deck and entry way is accessed with a ramp for easy accessibility. Upgrades including windows, new roof on the home in 2025, furnace (approx 2020), new upstairs kitchen w/ new appliances, new carpeting in all bedrooms and stairs, new whisper quiet garage door with built in security camera, lighting, fresh paint on both levels, all offer peace of mind and long term durability. Conveniently located close to schools, parks, and recreation. This home is move in ready and offers a great opportunity for any buyer.