



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5424 51 Avenue
Rocky Mountain House, Alberta

MLS # A2309312



\$354,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: Shed, 2 Fridges, Bar Fridge, 2 Stoves, 1 Dishwasher, Window Coverings, 2 Washers, 2 Dryers

Versatile Family Home with Tons of Room for Family and an Additional Illegal Suite. Discover comfort and incredible space in this charming character home. Alongside its bright spacious main floor, this property features a fully developed basement, and a completely separate illegal suite with its own entrance, ideal for family or extra guests. OTHER KEY POINTS -Spa Bath & Sunlit Main Floor: Enjoy part-mountain views, bright south-facing windows, a cozy wood fireplace, and a relaxing whirlpool tub. -Outdoor Oasis: A large fenced yard, and a west-facing deck built for sunset views. -Unbeatable Location: Tucked away in a quiet neighborhood steps from a park, and within walking distance to trails, schools, and shops. This home perfectly balances classic charm with functional, separate spaces for your visitors. Upgrades include -stainless steel appliances, windows, light fixtures, sump pumps, siding, shingles, counter tops and flooring, plumbing and electrical. New efficient furnace, new hot water tank. Illegal suite is totally upgraded.