



5411 51 Avenue
Rocky Mountain House, Alberta

MLS # A2311244



\$365,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RL

Utilities: -

Inclusions: Dining room table and chairs

Charming 3 bedroom 2 bathroom bungalow with updated appliances, modern cabinetry and plenty of work space countertops make the kitchen a delight for meal prep. Entertaining your dinner guests is made easy in the open dining area. Warm wood flooring throughout, adds to the cozy setting in the living room for family gatherings. The main level is in need of a painters touch. The home owner has two professional quotes or bring your painting skills and pick a colour to make it your own design. The lower level offers a versatile den/office, or 4th bedroom, a family room with a cozy fireplace, and an additional 2nd four-piece bathroom. Laundry area with stackable washer and dryer. Step into the fully fenced backyard where you will find a detached garage that is fully insulated with a cement floor and natural gas heater, a garden shed, and a two-tier deck. The top level of the 12 x 12 deck, hosts the entrance to the kitchen through patio doors, for easy access for your outdoor dining . Step down to the lower level 11 x 20 deck to the back yard fire pit to enjoy the summer evenings in your backyard oasis. An added bonus is the railing wrapped around the top deck that makes for easy maintenance , along with convenient hot and cold water exterior taps. Conveniently situated within walking distance to shopping the down town core and Main Street, recreation center, swimming pool, and both skating and curling arenas , fitness centers, hospital, all schools, with a play ground steps away, plus access to the walking trail.