



**4415 54 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2312707**



**\$495,500**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings		

**Inclusions:** bar height chairs (6), window blinds and curtain rods

Amazing Family Home in a great neighbourhood! This beauty has only been owned by one family since the build and pride of ownership is evident throughout. The 5 bed 3 bath home has room for everyone and the toys. The large Bi-Level features many builder upgrades adding space, lighting and comfort. Including upgraded flooring, additional frosted windows, spindle and post banister, larger kitchen island and much more. The Master suite was renovated in 2019 to add space and the ensuite, featuring a large walk-in closet. HWT, Dishwasher, and microhood are all new last year. The basement features in-floor heat, an oversized family room along with 3 bedrooms and a full bath. Outside there is an eave outlet for easily turning on those Christmas lights, a gas connector for the bbq, beautiful rock finishing on the front and an oversized garage. The garage is insulated, heated and is tall enough for that truck!