



4425 53 Street
Rocky Mountain House, Alberta

MLS # A2318485



\$519,900

Division:	Creekside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Be the first owner of this beautiful brand new build by Laebon Homes! This best selling floor plan offers 1,928 square feet above grade with a bright, open concept layout and modern finishes throughout. The kitchen is thoughtfully designed with two tone cabinetry, quartz countertops, stainless steel appliances, a large island with eating bar, and a spacious walk-in pantry. The living room is spacious and bright, featuring a large picture window that overlooks the backyard, while the dining area sits just off the kitchen and provides access to the back deck through sliding patio doors. Upstairs, the large primary suite offers a private 4 pce ensuite complete with dual sinks, a shower, and a spacious walk-in closet. Two additional bedrooms share a 4 pce bathroom, and the convenient upper level laundry makes everyday living easy. The upper bonus room provides a great additional living space, ideal for family movie nights, a playroom, or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil to grade are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. GST is included in the price and first time buyers can save the GST via the new Federal first time home buyers rebate. Taxes have yet to be assessed. This home has an estimated completion date of August 2026. Photos and renderings are examples from a similar home built previously and do not necessarily reflect the exact finishes and colours used in this home.