



**5712 55 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2318987**



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Street		

<b>Heating:</b>	Forced Air	<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)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, GREENHOUSE

Your next family/starter home awaits! A great home in a wonderful location close to schools. This property has all you need to be comfortable being a bi-level with two bedrooms up, a nice sized kitchen/dining area, 4pc bath, and cozy living room with large windows allowing plenty of natural light. Downstairs you'll find a great family rec room area, 3pc bath, 1 bedroom, spacious laundry/utility room and a bonus room perfect for additional storage or other creative ideas you may have. Outside your treated to a fantastic spacious yard thats fenced, has an established garden and greenhouse, beautiful pond/rockwork feature, deck, and many mature trees such as two plums, cherry/raspberry bush, and two grape vine bushes. A large garden/tool shed provides plenty of storage and can have power easily. There's plenty of room for back alley parking and space to build a garage with lots of yard leftover in the future should you wish. A little bit of everything can be found here come have a look for yourself!