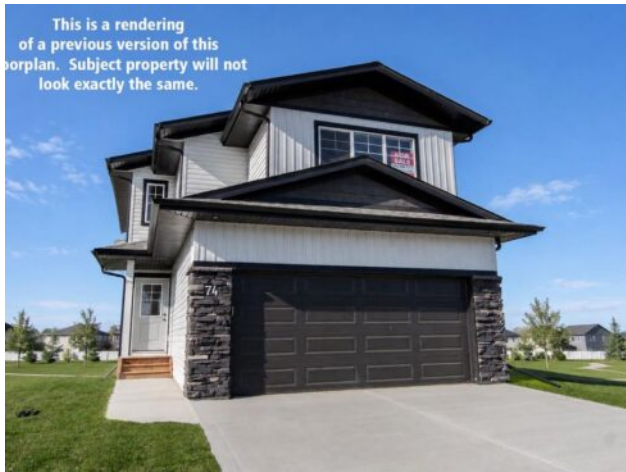




4430 53 Street
Rocky Mountain House, Alberta

MLS # A2319141



\$459,900

Division:	Creekside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 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 in Creekside! This stylish best selling two storey floor plan offers 1707 square feet above grade, a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful kitchen offering two toned raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The adjacent eating area has sliding patio doors that lead out to the deck. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. Laundry is conveniently located near the bedrooms, and the large and bright bonus room gives you additional living space to enjoy. 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. Taxes have yet to be assessed.