



5756 55 Street
Rocky Mountain House, Alberta

MLS # A2319761



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,268 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Private,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Jetted Tub, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, range, dishwasher, washer, dryer, blinds, living room valances, garage door opener, shed, one deep freeze (if buyer wants)

Welcome to this well maintained family home offering generous living space, mature landscaping, and a beautiful backyard oasis. Nestled on a street close to many schools. Excellent curb appeal and convenience with the large parking pad and attached garage. Inside, you will find a bright and functional layout with three bedrooms upstairs including a primary with an ensuite. The hub of the home is the family room on the main level that features a gorgeous gas fireplace, hardwood floors, corner windows and high ceilings. The expansive kitchen offers abundant solid wood cabinetry, ample counter space, stainless steel appliances, a window overlooking the back yard and plenty of storage for busy family living. The adjoining dining area has patio doors that lead to a covered deck. The home includes some updated flooring, recently painted and value upgrades such as furnace, hot water tank, vinyl windows, brand new leaf guards and more. The fully developed lower level offers the option for two more bedrooms or even a living space/bonus room as the one bedroom is quite large. There is access to the attached garage on this level along with a full bathroom and laundry/utility room. Step outside to enjoy the impressive backyard featuring mature trees, raspberry bushes, crab apple tree, garden beds, and a large multi-level deck perfect for summer gatherings. The covered upper deck extends your outdoor enjoyment regardless of the weather, while the private yard offers exceptional space for children, pets, and outdoor enjoyment.