



5620 57 Street
Rocky Mountain House, Alberta

MLS # A2319968



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,144 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Carport, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Fridge, countertop stove, range, dishwasher, wall oven, washer, dryer, shed

This solid, well-built home is ideally situated in a family friendly location with a park directly across the street and no rear neighbours, offering added privacy and a peaceful setting. Conveniently located near schools, this property is packed with potential for buyers looking to build equity and make a home their own. Inside, you'll find a functional layout featuring spacious living areas, large windows that bring in natural light, and plenty of room for a growing family. There are three bedrooms on the upper level including a primary with a two piece ensuite. The kitchen is very functional with an island, solid cabinetry and a window overlooking the backyard. The living room is bright and welcoming with a nice bay window. The lower level is partially finished and features a large open space perfect for a family room or could be turned into additional bedrooms. There is a small bathroom and a laundry room here as well. The generous yard backs onto treed area with no immediate neighbours behind, creating a private space with room for gardening, entertaining, or simply enjoying the surroundings. There is a single garage with back alley access and a attached carport. Whether you're a first-time buyer, investor, or handy homeowner looking for a bit of a fixer upper, this property presents a rare chance to secure a home in a desirable location at an attractive price point. Bring your vision and unlock the potential of this well-located property! Some upgrades such as the furnace and hot water tank have been done in more recent years.