



4520 59 Street
Rocky Mountain House, Alberta

MLS # A2321559



\$229,900

Division:	Creekside Mobile Home Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,239 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-39-7-W5
Exterior:	See Remarks	Zoning:	MH
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, HOODFAN, DISHWASHER, WINDOW COVERINGS, SHED, TV MOUNT IN THE PRIMARY BEDROOM, WASHER, DRYER, SECURITY SYSTEM EQUIPMENT

Welcome to 4520 59 Street, Rocky Mountain House (Creekside). 1998, 16' x 76' mobile home. This property sits on its own 5,600 sq ft lot, meaning there is no lot rent, offering true long-term affordability and ownership security. The home is also set on pilings, providing a solid and stable foundation. Offering 3 bedrooms and 2 full bathrooms, this spacious home features a practical and family-friendly layout. The bright, open-concept central living area combines the kitchen, dining, and living room into one comfortable and inviting space. The kitchen offers ample storage. The private primary bedroom is located at one end of the home and includes a full ensuite bathroom with a relaxing jacuzzi tub. At the opposite end, you'll find two additional bedrooms and a 4-piece main bathroom, providing excellent separation and privacy. The rear entrance adds everyday convenience with space for a bench or storage and includes the laundry area, hot water tank, and furnace. Recent upgrades include: Fresh paint throughout, updated flooring in the kitchen, stove, dishwasher, hot water tank (5 years), and some updated light fixtures. Step into home ownership today