



GRASSROOTS
REALTY GROUP

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5323 53 Street
Rocky Mountain House, Alberta

MLS # A2327694



\$540,000

Division:	Rocky Mtn House		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,475 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Heated Garage, Paved, S		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance L		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-39-7-W5
Exterior:	See Remarks	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Vinyl Windows		

Inclusions: FRIDE, STOVE, DISHWASHER, BUILT-IN OVEN(S), WASHER, DRYER, GARAGE DOOR OPENER, SHED, PERGOLA(s), CENTRAL VAC AND ATTACHMENTS, A/C UNIT, WINDOW COVERINGS, attached shelves and cabinets in the garage, surround sound speakers in house

Welcome to 5323 53 Street, Rocky Mountain House! This beautifully updated 1983 bi-level offers the perfect combination of modern upgrades, spacious family living, and an unbeatable location. Situated on an oversized 76' x 122' lot, this move-in-ready home has been thoughtfully renovated to provide exceptional comfort, style, and functionality. The heart of the home is the stunning custom kitchen, professionally installed by Superior Cabinets in 2015. Featuring premium Dacor appliances, elegant Jade Stone granite countertops, a large centre island, and floor-to-ceiling cabinetry, this beautifully designed space is ideal for everyday living and entertaining. Located in one of Rocky Mountain House's most convenient and established neighbourhoods, this property offers an exceptional walkable lifestyle. Schools, the hospital, recreation centre, swimming pool, tennis courts, parks, downtown shopping, restaurants, and many other amenities are all just a short walk away. Extensive mechanical and cosmetic updates provide outstanding peace of mind, including a high-efficiency furnace & AC (2010), two hot water tanks (2022), central vacuum, shingles (2014), windows (2023), and luxury vinyl plank flooring throughout the main floor (2025). The bright and functional main level features three spacious bedrooms, a renovated 3-piece bathroom, a convenient 2-piece ensuite, and a welcoming living room with large windows and a cozy wood-burning fireplace. The fully developed lower level offers exceptional flexibility with in-floor heating throughout, a spacious family room created from the professionally converted attached garage, an additional recreation room, a fourth bedroom, a 3-piece bathroom with laundry, abundant storage, and a convenient ground-level front entrance—ideal for growing families, guests, or multi-generational living. Outside, the beautifully landscaped

yard has been designed for both enjoyment and low-maintenance living. Tiered rock gardens, attractive concrete paving stone patios, and generous green space create a private backyard retreat with plenty of room for children, pets, and entertaining. An 8' x 10' storage shed located beside the dedicated RV parking pad provides convenient storage for gardening tools, seasonal items, and outdoor equipment. The impressive 22' x 26' oversized detached garage is fully finished, insulated, and heated, making it perfect for two vehicles, a workshop, hobbies, or additional storage. Natural gas quick-connects make it easy to connect a barbecue, fire pit, or portable heater for year-round enjoyment. Parking is exceptional, featuring a double-wide, double-deep front driveway, dedicated RV parking, and an additional double rear parking pad, providing ample space for multiple vehicles, trailers, boats, campers, and recreational toys. This meticulously maintained home combines quality renovations, outstanding family living, and one of Rocky Mountain House's most convenient locations—truly move-in ready and a must-see!