



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5035 58 Street Close
Rocky Mountain House, Alberta

MLS # A2329806



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, RV Gated		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: n/a

Welcome to a rare opportunity in Rocky Mountain House — a well-kept home situated on a approx. 10000 sq ft fully fenced lot with incredible outdoor space, privacy, and mature landscaping. This property is ideal for buyers who value room to garden, park, store, play, and enjoy a yard that has been lovingly developed over the years. The backyard features three large rear gates, offering excellent access for RVs, trailers, equipment, or future parking flexibility. The home itself is built with mostly fir wood, giving it a solid, warm, and timeless character. Inside, you’ll find a comfortable and functional layout, along with basement improvements including completed walls and painted concrete flooring for additional usable space. Recent updates include updated windows and a newer hot water tank, adding peace of mind for the next owner. The yard is truly special, with mature fruit trees, berry bushes, perennials, and flowering shrubs throughout, including haskaps, raspberries, cherry trees, apple trees, gooseberries, rhubarb, mountain ash, peonies, roses, lilacs, irises, daylilies, and more. A unique in-town property with space, character, and a yard that must be seen to be appreciated.