



GRASSROOTS
REALTY GROUP

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5753 53 Street Close
Rocky Mountain House, Alberta

MLS # A2331569



\$240,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,015 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Firepit, Shed, Wood Storage and wood

A home that has been loved and it shows!! This beautiful maintained 3 bedroom, 1.5 bath duplex is the perfect opportunity for a first time home buyer or investor looking to add to their portfolio. There is also a renovated room in basement. Furnace and hot water tank have been updated. Exterior updates include some newer vinyl windows on the main floor, vinyl siding, shingles, soffit, deck and fence. Located in a quiet family friendly neighborhood close to schools, playground, walking path and everyday amenities. This home offers comfort, convenience and space you'll be proud to call your own.