



**GRASSROOTS**  
REALTY GROUP

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5323 54 Street  
Rocky Mountain House, Alberta

MLS # A2334902



**\$315,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                   |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bungalow                                                               |        |                   |
| Size:     | 860 sq.ft.                                                             | Age:   | 1954 (72 yrs old) |
| Beds:     | 3                                                                      | Baths: | 1 full / 1 half   |
| Garage:   | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces |        |                   |
| Lot Size: | 0.14 Acre                                                              |        |                   |
| Lot Feat: | Back Lane, Front Yard, Lawn, Rectangular Lot                           |        |                   |

|             |                                                                                |            |                           |
|-------------|--------------------------------------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas                                                        | Water:     | -                         |
| Floors:     | Carpet, Ceramic Tile, Linoleum                                                 | Sewer:     | -                         |
| Roof:       | Asphalt Shingle                                                                | Condo Fee: | -                         |
| Basement:   | Full                                                                           | LLD:       | -                         |
| Exterior:   | Concrete, Vinyl Siding                                                         | Zoning:    | RL (Low Density Residenti |
| Foundation: | Poured Concrete                                                                | Utilities: | -                         |
| Features:   | Laminate Counters, No Animal Home, No Smoking Home, Storage, Suspended Ceiling |            |                           |
| Inclusions: | N/A                                                                            |            |                           |

Charming 3-bedroom raised bungalow with an oversized attached garage, extensively remodeled in 2004 and carefully maintained ever since. The main floor offers a spacious living room, functional kitchen, two bedrooms and a 4-piece bathroom. Downstairs, you will find a third bedroom, large recreation room, separate office, laundry room, storage, utility room and a convenient 2-piece bathroom. Conveniently located close to downtown shops and caf&eacute;s, schools and playing fields, this home enjoys a desirable and sought-after location. There may also be potential for RV parking beside the garage. The impressive approximately 22' x 28' attached garage features 10-foot ceilings&mdash;ideal for parking, storage or a workshop. This smoke-free and pet-free home offers a practical layout, plenty of usable living space and is ready for its next owner. A great option for first-time buyers, downsizers or anyone looking for a well-kept home with an exceptional garage.