



GRASSROOTS
REALTY GROUP

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5116 53 Street
Rocky Mountain House, Alberta

MLS # A2347645



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,453 sq.ft.	Age:	1924 (102 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

If you've been searching for a home that feels truly special, this charming character house in the heart of Rocky Mountain House may be exactly what you've been waiting for. Filled with warmth, personality, and unique details, this beautiful historic home offers the kind of character that simply can't be recreated in newer construction. With 5 bedrooms and 3 separate living room areas, there is an incredible amount of space for family life. Whether you envision cozy evenings together, a games room for the kids, a quiet reading retreat, or a comfortable space for guests, this home offers plenty of room for everyone to spread out while still feeling warm and inviting. Outside, the property is just as impressive. The home sits on five 25' lots, providing exceptional yard space and possibilities for the future. The vacant lots may offer the opportunity to sell it separately down the road, giving the next owner added flexibility and potential value. For anyone who needs serious garage and workshop space, you'll love the impressive 20' x 37' detached garage which includes an attached workshop—ideal for vehicles, projects, hobbies, storage, or anyone who simply appreciates having plenty of space to work and create. Centrally located in Rocky Mountain House, you'll be conveniently close to schools, shopping, amenities, and everything the community has to offer. This isn't your typical cookie-cutter house. It's a home with a story, a personality, and a feeling all its own. For the buyer who appreciates historic homes, unique architecture, and genuine character, this is a property that deserves to be experienced