



**GRASSROOTS**  
REALTY GROUP

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5739 55 Street  
Rocky Mountain House, Alberta

MLS # A2351018

**\$372,900**

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | NONE                                         |        |                   |
| Type:     | Residential/House                            |        |                   |
| Style:    | 4 Level Split                                |        |                   |
| Size:     | 1,454 sq.ft.                                 | Age:   | 1979 (47 yrs old) |
| Beds:     | 4                                            | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached                       |        |                   |
| Lot Size: | 0.17 Acre                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped |        |                   |

|             |                               |            |    |
|-------------|-------------------------------|------------|----|
| Heating:    | Fireplace(s), Forced Air      | Water:     | -  |
| Floors:     | Carpet, Laminate              | Sewer:     | -  |
| Roof:       | Asphalt Shingle               | Condo Fee: | -  |
| Basement:   | Full                          | LLD:       | -  |
| Exterior:   | Mixed, Wood Frame             | Zoning:    | R2 |
| Foundation: | Poured Concrete               | Utilities: | -  |
| Features:   | Breakfast Bar, Central Vacuum |            |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, garage door opener and remote

If you're looking for a great family home in a good location close to schools and playgrounds this could be it. With four bedrooms, three bathrooms, and over 1400 sqFt above it offers a little bit of everything. A main floor open floor plan includes a very functional kitchen with great cupboard and island space. Nice sized dining space and living room both offer large windows with views outside and plenty of natural light. Upstairs has 3 bedrooms including a 2pc ensuite in the main and a full 4pc bath. Being a 4 level split this offers a lot of variety and character - you will find a very cozy family room on the third level with wood burning fireplace as well as an additional fourth bedroom. Basement features a rec space with room for a home gym, office or whatever your needs may be as well as fantastic additional storage space and the laundry/utility room. Outside is landscaped nicely with rear deck, mature trees, front covered porch, fully fenced, and a 24x24 detached garage. A home with room for the whole family to spread out, settle in, and make lasting memories. Don't miss the opportunity to make this one yours!