



GRASSROOTS
REALTY GROUP

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5319 55 Street
Rocky Mountain House, Alberta

MLS # A2352895

\$397,500

Division:	Rocky Mountain Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Pantry		

Inclusions: blinds, two refrigerators, two stoves, two washers, two dryers, two dishwashers, blinds, garage door opener and remotes.

Visit REALTOR® website for additional information. Recently renovated 5-bedroom bungalow on a large half pie lot with a detached garage and plenty of off-street parking. Recent updates include new flooring throughout, fresh paint, renovated bathrooms, and a full kitchen added to the basement that generates income. Enjoy a quiet residential setting within easy walking distance from schools and parks. The main floor is bright and welcoming with large windows, a functional kitchen, 3 bedrooms, and an updated bathroom. Downstairs offers 2 additional bedrooms, a second renovated bathroom, a spacious recreation/living area, laundry, and its own full kitchen-creating excellent flexibility for extended family, guests, or additional living space. Outside, enjoy a private backyard with mature trees, raised planters, patio space, and a firepit. There is also room for RV parking, plus a wheelchair ramp providing convenient access to the front entrance. Annual revenue is approximately \$37,875.