

# \$489,900 - 4418 53 Street, Rocky Mountain House

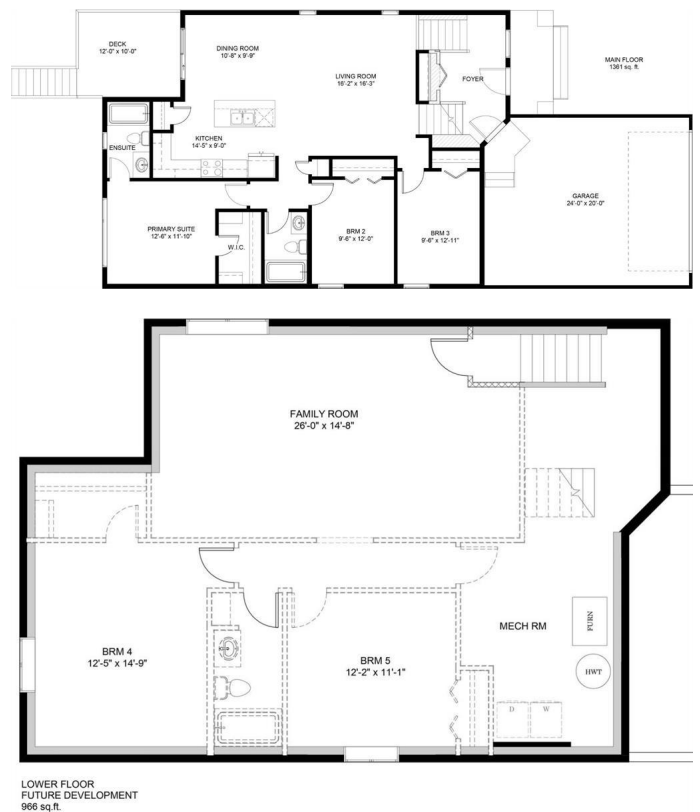
MLS® #A2226217

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 0.11 Acres

Creekside, Rocky Mountain House, Alberta

Be the first owner of this beautiful brand new build by Laebon Homes in Creekside! This 1,361 sq ft Montego floor plan offers 9'™ main floor ceilings, low maintenance vinyl plank flooring, and modern finishes throughout. A spacious living and dining room area are open to a modern kitchen with raised cabinetry, quartz counter tops, stainless steel appliances, pantry, and an island with eating bar. The master suite features a private 4 pce ensuite and walk in closet, while two more nicely sized kids'™ bedrooms share a 4 pce bathroom that completes the main floor. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226217    |
| Price          | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,361       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4418 53 Street       |
| Subdivision | Creekside            |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 0C3              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage, Walk-In Closet(s), Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Garage Control(s), Microwave Hood Fan                                                                                                                                   |
| Heating           | Natural Gas, Forced Air                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 78             |
| Zoning         | RL             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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