

# **\$355,000 - 5519 53 Avenue, Rocky Mountain House**

MLS® #A2246989

**\$355,000**

4 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.18 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Welcome to this summer time special at 5519 53 avenue, Rocky Mountain House. A very spacious 3 level split home for the growing family. With 2 bedrooms on upper level , a 4 pcs bathroom and the good sized Primary room that has a 2 pcs en-s uite. All rooms offer great closet spaces. The extra wide lot that give the expanse to the mature landscaped, fenced yard for family enjoyment. Main floor level presents a nice sized foyer that opens up to the great living room and then into the dining room both with laminate floors. Kitchen offers great functionality and even space for a roll away island or a bar table with chairs. Kitchen opens into both dining and living room areas and to the back entry mud room. The back yard is large open lawn space for family fun times with access to back entry of garage to put away the toys and bikes. Lastly the basement offers large windows, a 3 pcs bathroom for guests or the maturing teen. Basement also has the large relaxing space of the recreation room plus the utility room with laundry , sink , and storage . To top it all off is the finished attached garage with front off street parking pad and a play ground across the street. This home offers the perfect blend of comfort, convenience, and functionality, close to schools, churches, and town recreational facilities.

Built in 1970



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246989      |
| Price          | \$355,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,368         |
| Acres          | 0.18          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5519 53 Avenue       |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1H3              |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Wood Windows, Suspended Ceiling |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Partial, Partially Finished                                                                         |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Playground                                                                  |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stucco, Wood Frame, Wood Siding                                             |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 12               |
| Zoning         | RL               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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