



**GRASSROOTS**  
REALTY GROUP

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4429 53 Street  
Rocky Mountain House, Alberta

MLS # A2256748



**\$499,900**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Creekside                                                       |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 1,860 sq.ft.                                                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Off Street           |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                           |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                 | <b>Zoning:</b>    | RL |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                       |                   |    |

Be the first owner of this beautiful brand new build by Laebon Homes in Creekside! Designed with a family in mind, the Harlow is a spacious 1860 sq ft plan offering a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. The nicely appointed kitchen offers raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms each with their own walk in closet, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a 3 pce ensuite with walk in shower, private water closet, and a spacious walk in closet. 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. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed, and GST is already included in the price. Immediate possession is available!