



GRASSROOTS
REALTY GROUP

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5112 56 Street
Rocky Mountain House, Alberta

MLS # A2257083



\$204,900

Division:	Rocky Mtn House		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,143 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	22-39-7-W5
Zoning:	RF
Utilities:	-

Inclusions: FRIDGE (AS-IS), STOVE, HOODFAN, WASHER, DRYER, SHED, WINDOW COVERINGS

This 1970-built half duplex offers a practical layout, recent updates, and a great location. The main floor features a functional kitchen with refinished countertops (epoxy finish), a bright living room, a 2-piece bathroom, and both front and rear entrances. The front of the home faces east, allowing for morning sun, while the west-facing backyard provides afternoon and evening light. Upstairs includes three bedrooms and a 4-piece bathroom. Both the main floor and second level have laminate flooring for easy maintenance. The basement is partially finished with newer vinyl flooring and offers a comfortable family room, plus a large utility/laundry/storage room with plenty of space for storage. The home sits on a 120x32 ft lot with a spacious, private, fully fenced backyard and a storage shed. Located within walking distance to parks, schools, and downtown amenities. A solid option for first-time buyers or as an investment property.