



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5012 53 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2258371**



**\$299,900**

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	No Smoking Home, See Remarks, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** shed 8X10, green house

Bungalow with a 20X24 detached garage on a fenced lot. This cozy bungalow offers a living room, kitchen and dining area with 2 bedrooms & bath upstairs. The back garden doors open up to the back yard to a deck. The yard has a 8X10 metal shed with shelf, a greenhouse, garden boxes and a beautiful 20X24 finished garage with shelving-not heated. Yard is nicely fenced. The basement is finished with 2 bedrooms, 3-pce. bath, family room and an area for the washer and dryer. Updates in the last 3 years include electrical panels (100 amp) in house and garage, shingles, eavestroughs, insulation in attic, hot water tank, furnace, sump pump, upgrades in main bath. There are numerous fruit shrubs, perennials & shrubs. This home is excellent as a retirement home, investment or first-time home buyer.