



**GRASSROOTS**  
REALTY GROUP

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5628 55 Avenue  
Rocky Mountain House, Alberta

MLS # A2262714



**\$299,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Central Vacuum		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central vac and attachments, window coverings, storage shed, garage door opener

Bi-level family home in a quiet North End cul-de-sac, close to schools, parks, and playgrounds. The main floor has a bright living room with a big south-facing window, a functional kitchen, and patio doors off the dining room that lead to an updated back deck, great for BBQs and relaxing outside. There are 3 bedrooms upstairs, including the primary with its own 3-piece ensuite, plus a full 4-piece main bath. Downstairs is finished with a large family room featuring a cozy gas fireplace, two more bedrooms, a 2-piece bathroom, and a laundry area with a new dryer. There's also handy walk-up access to the backyard. Most windows have been updated, and all the carpets were just professionally cleaned. The fenced yard includes a double detached garage with new shingles and a good-sized storage shed. Quick possession available....move in before the snow flies!