



GRASSROOTS
REALTY GROUP

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5623 55 Avenue
Rocky Mountain House, Alberta

MLS # A2263282



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, deep freeze, garage door opener and remote, garage shelving

Bungalows are a hard find and makes this home a great fit for any buyer at any stage of life! Step inside this bright home featuring a front living room with a large window overlooking the quiet culdesac. The kitchen and dining room feature a good amount of cabinet space, a window overlooking the back yard and some updated appliances. 3 bedrooms and a full bathroom on the main level and a large fourth bedroom in the basement. The basement also offers a good size family room space, very large laundry/storage room, a second bathroom and an area started for a fireplace or wood stove if desired! The fenced backyard is a nice size and offers a concrete patio, fire pit area, room for a garden and space to play. Parking galore with the detached garage, long driveway and an additional concrete pad off the back of the garage with back alley access. The options are endless! Recent updates include shingles on the house and the garage and insulation blown into the attic making the home more efficient and easy to heat. Other updates over the years are the furnace, hot water tank, paint and some carpet. A solid home is found here - in a great location close to three parks, many schools and the towns walking trail.