



GRASSROOTS
REALTY GROUP

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

5407 53 Street
Rocky Mountain House, Alberta

MLS # A2267127



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	580 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: blinds, bedroom organizer, pictures, table & chairs, kitchen island, bathroom organizer, cabinet in basement

This tiny home has completely been re-done sitting on a mature lot in Rocky with a detached single garage. The home features 2 bedrooms and a bathroom. Everything was professionally done by local trades people. One small bedroom was added on the main floor. All the walls in the basement were gutted, all the flooring was replaced. The plumbing, electrical, furnace, hot water tank were replaced. All new appliances, light fixtures, shingles on house and garage, windows, blinds, doors. The bathroom and kitchen have been completely re-done with quartz countertop, sinks, toilets, shower, cupboards. Essentially a new home. The basement houses all the mechanical as well adds a large bonus room. The back of the house has a covered porch ideal for cooler summer days. This is a cozy, cute home. Furnishings that are in the home are included.