



5807 44 Avenue
Rocky Mountain House, Alberta

MLS # A2283482



\$365,000

Division:	Creekside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	918 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: Firepit, Shed , Dog house

Welcome to this well-cared-for bilevel home located in a prominent, family oriented subdivision in Rocky Mountain House. Pride of ownership is evident throughout this 4 bedroom /2 bathroom home which is filled with natural light thanks to the large main floor windows. Recent updates include new vinyl plank flooring , baseboards and paint throughout all levels and rooms, along with newer high-end Whirlpool kitchen appliances. The shingles were replaced approximately 5 years ago, hot water tank in 2018 and the furnace had new thermostat, blower motor, and circuit board installed. The large fully fenced back yard offers plenty of space and features a built in dog house - perfect for your furry companions. There is plenty of room to build your dream garage in the back as there is parking for 3 + vehicles. Located close to parks, playgrounds, school bus service and all the amenities families need this move in ready home is an excellent opportunity for first time buyers looking to put down root in a welcoming community.