



5743 56 Street
Rocky Mountain House, Alberta

MLS # A2300075



\$255,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,093 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, See Remarks		

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

Inclusions: Fridge, stove, range, dishwasher, washer, dryer, shelving and workbench in garage, heater in garage (not hooked up), shed

This is a great find! A well-kept and upgraded duplex also offering a detached 22x24 garage… Whether you are looking for a first home, a smart investment opportunity, or to downsize, this home is worth considering. The main level offers a great layout flooded with natural light from the large front window and rear patio doors. The front living room is a great size and flows into the kitchen and dining area with newer flooring throughout. The kitchen is functional and bright with a window and patio doors overlooking the back yard. Off the dining room is a newer deck, which makes a great extension of your living space. There is a half bath on the main level as well. Heading to the upper level, which offers three good-sized bedrooms and a full bathroom. Newer carpeting on all of the stairs and the upper level as well. The basement has potential depending on your needs - envision a second family room, rec room, guest space, or leave it as is for great storage. There is a fourth bedroom, a utility/laundry room, and storage under the stairs. The backyard offers a nice yard space, a newer deck, and plenty of storage with the detached garage and shed. Quality upgrades over the years include windows, furnace (2026), shingles, flooring, and more - the condition of this home stands out and gives you peace of mind.