

43, 5211 55 Avenue  
Rocky Mountain House, Alberta

MLS # A2255425



# \$225,000

<b>Division:</b>	North Park Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s)		

**Inclusions:** None

Welcome to this well-maintained and thoughtfully updated home located in the quiet, mature park where you own your lot. This spacious property features a large attached garage that has been converted into additional living space, offering great flexibility for hobbies, a home office, or extra storage. Prefer a garage? It can easily be converted back! Step inside to find a centrally located kitchen, ideal for everyday living and entertaining. Just off the kitchen, the primary bedroom includes a private ensuite, creating a comfortable retreat. A bright dining room and a cozy living room with a fireplace complete the heart of the home. Down the hall, you'll find a large laundry room and storage room, second bedroom and a full bathroom, perfect for guests or family. Step outside to enjoy a large deck, ideal for outdoor living and entertaining, surrounded by a fully landscaped and fenced yard that's a dream for any gardener. Multiple garden sheds provide ample storage. This home is located in the well-managed community of NorthPark Estates with a monthly fee of \$135.00 that covers sewer, water, garbage, and common area maintenance—offering peace of mind and easy living. Centrally located with in quick walking distance and easy access to all schools, recreation center, hospital, and shopping.