

5012 53 Street  
Rocky Mountain House, Alberta

MLS # A2258371

**\$299,900**



<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** shed 8X10, green house

Bungalow with a 20X24 detached garage on fenced lot. This cozy bungalow offers a living room, kitchen and dining area with 2 bedrooms upstairs. The back garden doors open up to the back yard to a deck. The yard has a 8X10 metal shed with shelf, a greenhouse, garden boxes and a beautiful 20X24 finished garage with shelving-not heated. Yard is nicely fenced. The basement is finished with 2 bedrooms, 3 pce. bath, family room and area for washer and dryer. Updates in the last 3 years include electrical in house and garage, shingles, eavestroughs, insulation in attic, hot water tank, furnace, sump pump, upgrades in main bath. There are numerous fruit shrubs, perienials & shrubs.