

**5611 55 Avenue**  
**Rocky Mountain House, Alberta**

**MLS # A2282466**



# \$320,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Shed

A well kept bungalow located on a quiet close in Rocky Mountain House. This home has seen thoughtful updates over the years and is clean, comfortable, and ready for its next owner. Walking distance to schools and downtown. The main floor offers a bright living room with large windows, a functional kitchen with stainless steel appliances and plenty of cupboard space, two bedrooms and a modified bedroom turned into main floor laundry room, and a 4-piece bathroom, . The basement includes a newer renovated area with its own exterior entrance, full kitchen, two additional bedrooms, a full bathroom, and separate laundry. Ideal for extended family or added flexibility. Outside, the lot provides a great deck area for morning coffees, room for gardening or outdoor enjoyment, Large spot for parking in the back or a potential garage space. All within a quiet neighborhood and just a short drive to the Rocky Mountains.