

\$389,900 - 4414 53 Street, Rocky Mountain House

MLS® #A2114863

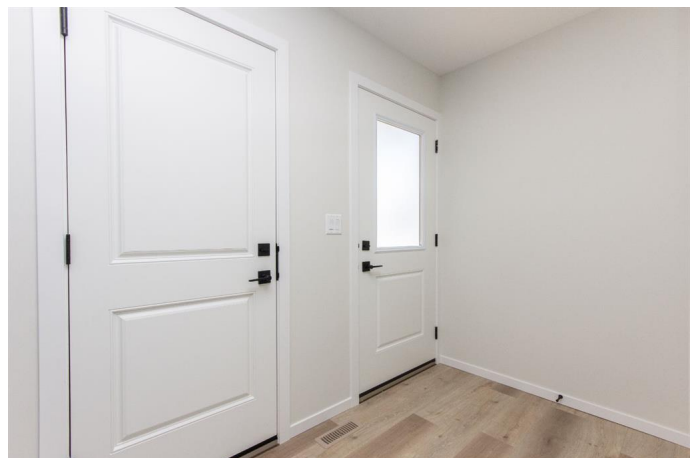
\$389,900

3 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.11 Acres

Creekside, Rocky Mountain House, Alberta

Be the first owner of this brand new Laebon Homes 2 storey in beautiful Creekside! 'The Paxton' is a best selling floor plan offering an open layout with large windows, modern finishes, and a large 2nd floor bonus room. A modern kitchen features clean white cabinetry, a large walk in pantry, stainless steel appliances, and an island with eating bar. The adjacent dining space has glass patio doors that open into the back yard, and the living space is bright thanks to a large picture window. Vinyl plank flooring flows throughout the main, which is completed by a 2 pce bath. Head upstairs to find nicely sized bedrooms, including a large primary suite with a huge walk in closet and full 4 pce ensuite. Two additional rooms share a 4 pce bath, and a bright laundry room is conveniently located just off the bedrooms. If you need more space, the builder can complete the basement development at an additional cost to their plan or your own custom ideas. The garage is drywalled and taped, and the builder can add a gas heater at an additional cost. Allowances for a washer, dryer, and window coverings can be added to the price of the home as well. Front sod, rear topsoil to grade, and a poured concrete driveway and walkway to the front door will be completed as weather permits. This home comes with a full 1 year builder warranty and 10 year Alberta New Home Warranty. GST is already included in the price. Taxes have yet to be assessed. Immediate possession on this brand new



home is available!

Built in 2024

Essential Information

MLS® #	A2114863
Price	\$389,900
Sold Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4414 53 Street
Subdivision	Creekside
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0C3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Off Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	July 29th, 2024
Days on Market	137
Zoning	RL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.