

\$434,900 - 5404 40 Street, Rocky Mountain House

MLS® #A2143996

\$434,900

5 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 3.46 Acres

McNutt Estates, Rocky Mountain House, Alberta

ACREAGE WITH IN THE TOWN LIMITS. If your wanting an acreage with in walking distance to all the amenities and pavement to your door then come take a look. 3.46 acres that is heavily treed and a very private setting. 1250+ Sq ft Bi level with 5 bedrooms, 3 bathrooms and plenty of room for the growing family. Large kitchen with lots of cabinets, built in gas range, patio doors to deck, good size dining area and a 20' living room. Primary bedrooms features a 3 PC ensuite. Basement is developed with a large family room and a wood burning fire place, 2 more good size bedrooms and a newer 5 Pc bathroom plus a small kitchenet area. HE furnace, upgraded hot water, tank. Access to the 30' garage from the basement and the 22' attached storage room. Upgraded flooring through out upgraded insulation in the basement and electrical panel.

Built in 1973

Essential Information

MLS® #	A2143996
Price	\$434,900
Sold Price	\$436,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,235



Acres	3.46
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	5404 40 Street
Subdivision	McNutt Estates
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1V4

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 9th, 2024

Days on Market	15
Zoning	CR
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.