

\$479,900 - 4406 53 Street, Rocky Mountain House

MLS® #A2166195

\$479,900

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.11 Acres

Creekside, Rocky Mountain House, Alberta

Be the first owner of this beautiful brand new build by Laebon Homes in Creekside! The Riley is a 2 storey plan offering 1928 square feet above grade, a wide open living space filled with natural light, and modern finishes throughout! The kitchen features two tone cabinetry, a large island with eating bar, stainless steel appliances, and a convenient walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious master bedroom suite with your own private 3 pce ensuite with shower, and a massive walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The double attached garage is insulated, drywalled, and taped and is the perfect space for keeping your vehicles or toys out of the weather elements. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds and a washer and dryer through the builder's suppliers. Front sod is included and will be completed as weather permits. Live worry free with a 1 year builder warranty and 10 year Alberta New Home Warrant, and GST is already included in the purchase price.



Taxes have yet to be assessed. This home has an estimated completion date of January 2025. Photos are examples from a previous built home of this floor plan, and do not reflect the finishes and colours used in this home.

Built in 2024

Essential Information

MLS® #	A2166195
Price	\$479,900
Sold Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4406 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, Garage Faces Front, Off Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Vinyl Windows, Kitchen Island, No
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	Animal Home, No Smoking Entrance, Storage, Walk-In C
Appliances	Refrigerator, Stove(s), Dishw Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Full



Exterior

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

Additional Information

Date Listed	September 23rd, 2024
Date Sold	November 27th, 2024
Days on Market	65
Zoning	RL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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