

\$299,000 - 5330 57 Avenue, Rocky Mountain House

MLS® #A2175295

\$299,000

4 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 0.15 Acres

NONE, Rocky Mountain House, Alberta

Beautiful corner lot with a bungalow home and a converted double garage that can easily be converted back! This original owner home has been so nicely maintained and upgraded over the years making it a great value and move in ready. The main level features a nice sized living room flooded with natural light with the floor to ceiling windows framing the view of the beautiful front yard. The kitchen has been renovated with quality solid ash cabinetry that was custom designed to maximize the function. A nice sized dining room has patio doors that lead to the rear deck. On the main floor there are two good sized bedrooms with large windows and an upgraded full bathroom. The attached garage has been converted into a room for multiple uses and features a hot tub, living space with a gas fireplace making this the perfect entertainment/family room. It was very well finished with insulated floor. If you would rather have the attached garage it could easily be converted back - don't let this deter you from this home checking all your boxes! The main level is completed with a rear entry and laundry room featuring additional cabinetry. There is plenty of storage throughout the home and well designed, deep cabinets with extra storage features. The lower level has upgraded plush carpet. There is a family room, two more bedrooms, office and a beautifully renovated bathroom with a tile shower. The corner lot offers a private back yard space with concrete pavers and privacy fence. The front yard has been beautifully



landscaped and designed with mature trees and hedges. There is additional parking with room for a large RV - there is an added power outlet here. Located close to many schools, parks and the towns walking path. This home must be seen to appreciate the upgrades throughout and the options it has to offer depending on your lifestyle! Numerous upgrades have been done including: shingles, siding, eavestroughs, flooring, fridge, custom remote controlled blinds in the living room and more. The furnace has been serviced twice a year and was recently inspected and said to be in great condition.

Built in 1977

Essential Information

MLS® #	A2175295
Price	\$299,000
Sold Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5330 57 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1M7

Amenities

Parking Spaces	4
Parking	Additional Parking, Parking Pad, Converted Garage, Gravel Driveway, See Remarks

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage, Uncovered Courtyard
Lot Description	Fruit Trees/Shrub(s), Front Yard, Landscaped, See Remarks, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	December 2nd, 2024
Days on Market	38
Zoning	RL
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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