

\$219,900 - 5032 53 Street, Rocky Mountain House

MLS® #A2192723

\$219,900

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.14 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Perfect Starter Home or Investment Opportunity! This home was updated in 2020 with new shingles, modernized bathrooms, fresh paint, laminate flooring and updated light fixtures. Additionally, the water heater was updated in 2017, and the electrical panel has been upgraded to 100-amp service for added efficiency and safety. Nestled on a quiet street, yet conveniently close to downtown and shopping, this home provides both comfort and convenience. Step into a bright and sunny porch that welcomes you. The living room has a cozy gas fireplace and is open to the dining room and kitchen. The kitchen is both functional and spacious, featuring two pantries and ample cabinets. The back porch includes a dedicated office space and additional storage space to help you stay organized and clutter-free. The back door leads to a deck overlooking the beautifully landscaped and fully fenced yard—perfect for pets, relaxing or entertaining. This home offers one full bath and a second 2 pc ensuite off the master bedroom. The basement features a den, family room, as well as the laundry/utility room. The home is equipped with a high-efficiency furnace rated at 96% by Energy Guide for savings and comfort year-round. The property also offers alley access with 2-3 additional parking stalls next to the single detached garage. This charming 2-bedroom home sits on two lots offering plenty of outdoor space. Currently rented for \$1,450 per month with the



tenant paying all utilities”an excellent investment opportunity. Appliances are conveniently included, making this home move-in ready. Don’t miss out”this home is a must-see!

Built in 1920

Essential Information

MLS® #	A2192723
Price	\$219,900
Sold Price	\$205,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5032 53 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1E6

Amenities

Parking Spaces	4
Parking	Off Street, Additional Parking, Alley Access, Single Garage Detached, Stall

Interior

Interior Features	Open Floorplan
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Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	February 5th, 2025
Date Sold	March 9th, 2025
Days on Market	32
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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