

# \$298,000 - 5228 55a Street, Rocky Mountain House

MLS® #A2221260

**\$298,000**

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.16 Acres

NONE, Rocky Mountain House, Alberta

Excellent opportunity for a first home buyer! Home is in excellent condition. Shingles on the home were done 12 months ago and the garage was done last fall. Fresh paint throughout. Flex room on the main floor can be converted back to a bedroom. Some windows have been updated. Great kitchen with lots of cabinets, pantry and counter space. Additional bedroom in the basement, bath and a large family room that is ready for completion to one's own taste. Large deck at the back leading to the garage. Garden area has raised beds ready for spring planting. Good location on a property with room to grow!

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221260    |
| Price          | \$298,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,008       |
| Acres          | 0.16        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5228 55a Street      |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1H3              |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Laundry                          |
| Parking Spaces | 1                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum   |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 6              |
| Zoning         | R1A            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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