

# **\$355,000 - 5519 53 Avenue, Rocky Mountain House**

MLS® #A2246989

**\$355,000**

4 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.18 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Welcome to this summer time special at 5519 53 avenue, Rocky Mountain House. A very spacious 3 level split home for the growing family. With 2 bedrooms on upper level , a 4 pcs bathroom and the good sized Primary room that has a 2 pcs en-s uite. All rooms offer great closet spaces. The extra wide lot that give the expanse to the mature landscaped, fenced yard for family enjoyment. Main floor level presents a nice sized foyer that opens up to the great living room and then into the dining room both with laminate floors. Kitchen offers great functionality and even space for a roll away island or a bar table with chairs. Kitchen opens into both dining and living room areas and to the back entry mud room. The back yard is large open lawn space for family fun times with access to back entry of garage to put away the toys and bikes. Lastly the basement offers large windows, a 3 pcs bathroom for guests or the maturing teen. Basement also has the large relaxing space of the recreation room plus the utility room with laundry , sink , and storage . To top it all off is the finished attached garage with front off street parking pad and a play ground across the street. This home offers the perfect blend of comfort, convenience, and functionality, close to schools, churches, and town recreational facilities.

Built in 1970



## Essential Information

MLS® #	A2246989
Price	\$355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.18
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	5519 53 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1H3

## Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Wood Windows, Suspended Ceiling
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	3
Zoning	RL

### **Listing Details**

Listing Office	CIR Realty
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