

# \$225,000 - 5029 53 Street, Rocky Mountain House

MLS® #A2221701

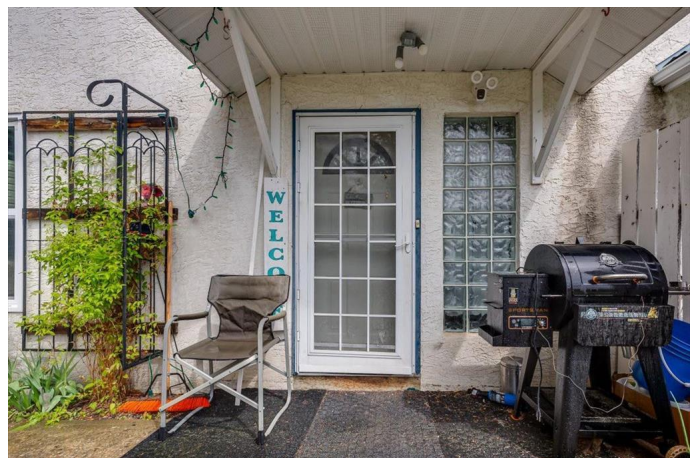
**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.07 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Welcome to this well-maintained 3-bedroom, 2-bathroom half duplex built in 1986. It's located just minutes from downtown shopping, parks, the river and the waterfall and hiking trails as well as the walking and biking path. The home features hot water radiant heat, (the boiler was upgraded 12 years ago). There's a 125-amp electrical panel, low-maintenance tin roof and stucco siding. The windows were replaced 10 years ago. Step inside to newer laminate flooring throughout and modern LED lighting. The \$30,000 kitchen renovation was done just 5 years ago and boasts new solid wood cupboards, roll-out pantry drawers, and a built-in desk area perfect for a home office or an additional coffee bar. The kitchen also has a modern tile backsplash. Fridge, stove, dishwasher (only 8 months old), and microwave are all included. The sunny dining area has a door to the covered, pressure-treated deck that is perfect for entertaining. The main floor also features the laundry room and a 2-piece guest bathroom. Upstairs, the huge primary bedroom offers mountain views, a spacious closet, and a flex room perfect for a computer area, reading nook, or an extra walk-in closet. The 3-piece bathroom features a modern shower with tile accents, quartz countertops, and extra linen storage. There's also a storage loft upstairs and a spacious hall closet as well as two more bedrooms. Between the 2nd and 3rd



bedrooms is a removable wall (just in case youâ€™d prefer one larger bedroom). Outside, the fenced yard is a gardenerâ€™s dream with raised flower beds including tulips, rose bushes, lilies, a vegetable garden, and a greenhouse that stays with the home. The front yard is ready for a fountain with power already on a timer for pumps and lighting. The single detached garage is ideal for parking and includes 220 power, perfect for welders, mechanics, wood working or other hobbies. There is room for a second parking stall where the vegetable garden is now. All blinds and window coverings are all included along with 4 fans which are remote controlled to add comfort inside the home. Storage space is cleverly utilized throughout. This home offers a quick possession and is close to the National Historic park with beautiful river trails and access to the famous brierley's rapids for canoeing or kayaking on the North Saskatchewan River. Youâ€™re close to Twin Lakes and Crimson Lake, which feature kayak rentals the canoe club on Wednesdays, sandy beaches, hiking trails, paddle boarding, fishing, and a golf course for outdoor enthusiasts. These are all less than 20 min away. This is a fantastic opportunity to own a move-in-ready, thoughtfully updated home with mountain views and impressive outdoor features, with easy access to nearby recreational amenities. Donâ€™t miss out!

Built in 1986

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2221701  |
| Price      | \$225,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,185                  |
| Acres          | 0.07                   |
| Year Built     | 1986                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5029 53 Street       |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 0C3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | No Smoking Home                               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating           | Baseboard, Hot Water                          |
| Cooling           | None                                          |
| Basement          | None                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Metal                       |
| Construction      | Stucco, Wood Frame          |
| Foundation        | Poured Concrete, Slab       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 134             |
| Zoning         | R2              |

Listing Details

Listing Office            CIR Realty

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