

# \$339,000 - 5520 53 Avenue, Rocky Mountain House

MLS® #A2222533

**\$339,000**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.18 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Beautiful home on large lot with private back yard. This property is situated near the schools and playground. This home is a bungalow with many updates over the past few years; windows, furnace, flooring, paint, doors, shingles. The main floor has 3 bedrooms, kitchen, dining room and living room. The flooring is hardwood throughout and the doors have been upgraded to solid wood doors and birch trim. The basement has updated carpet in the family room and bedroom; there is a 2-pce bath which a shower could be easily added. The storage and laundry room area is spacious. The yard is absolutely beautiful with a 12X16 deck over looking the back yard. The yard is fenced with a large garden area, many shrubs and trees, fruit trees and a shed. The front deck is 8 X 14 and the attached garage is 16 X 26 with a workbench. The shingles were replaced in 2023. Taxes are estimated at \$3,347.55 for 2025.

Built in 1972

## Essential Information

MLS® #	A2222533
Price	\$339,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,040
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5520 53 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1H3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Garbage Collection, High Speed Internet Available, Phone Available, Satellite Internet Available
Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 20th, 2025  
Days on Market                4  
Zoning                              R1

**Listing Details**

Listing Office                    Royal LePage Tamarack Trail Realty

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