

# \$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	2
Zoning	R1A

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.