

# \$269,500 - 5012 56 Street, Rocky Mountain House

MLS® #A2234511

## \$269,500

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.14 Acres

NONE, Rocky Mountain House, Alberta

Here's a cozy bungalow that's located not far from downtown and has been occupied by the same owners for over 40 years. The once award winning yard has lots of perennial flower beds, a ground level deck and clothes line and is fenced with a gate that opens to the back alley. The bungalow has a nice big kitchen with plenty of cupboard and counter space, a comfortable living room, two bedrooms and a full bath on the main floor. Downstairs is a large family room, what is being used as a third bedroom with built in closets plus a three piece bathroom. The laundry area has lots of built in shelving as well as extra storage space. There's an older garage on the property with a garden shed on the west end and a side drive on the south side of the home. Some furniture may be included with the sale.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2234511  |
| Price          | \$269,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 816       |
| Acres          | 0.14      |
| Year Built     | 1970      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5012 56 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1L6              |

### Amenities

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

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Built-in Features                    |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Siding   |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 1               |
| Zoning         | R               |

### Listing Details

Listing Office

RE/MAX real estate central alberta

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