

# \$299,000 - 5623 55 Avenue, Rocky Mountain House

MLS® #A2263282

**\$299,000**

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.14 Acres

NONE, Rocky Mountain House, Alberta

Bungalows are a hard find and makes this home a great fit for any buyer at any stage of life! Step inside this bright home featuring a front living room with a large window overlooking the quiet culdesac. The kitchen and dining room feature a good amount of cabinet space, a window overlooking the back yard and some updated appliances. 3 bedrooms and a full bathroom on the main level and a large fourth bedroom in the basement. The basement also offers a good size family room space, very large laundry/storage room, a second bathroom and an area started for a fireplace or wood stove if desired! The fenced backyard is a nice size and offers a concrete patio, fire pit area, room for a garden and space to play. Parking galore with the detached garage, long driveway and an additional concrete pad off the back of the garage with back alley access. The options are endless! Recent updates include shingles on the house and the garage and insulation blown into the attic making the home more efficient and easy to heat. Other updates over the years are the furnace, hot water tank, paint and some carpet. A solid home is found here - in a great location close to three parks, many schools and the towns walking trail.



Built in 1976

## Essential Information

MLS® #

A2263282

|                |             |
|----------------|-------------|
| Price          | \$299,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,011       |
| Acres          | 0.14        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5623 55 Avenue       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1H6               |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access/Parking, See Remarks |
| # of Garages   | 2                                                                                                                                                                       |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks, Storage    |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard            |
| Lot Description   | Back Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                          |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 11                |
| Zoning         | RL                |

**Listing Details**

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

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