

**5407 53 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2267127**



**\$239,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** blinds, bedroom organizer, pictures, table & chairs, kitchen island, bathroom organizer, cabinet in basement

This tiny home has completely been re-done sitting on a mature lot in Rocky with a detached single garage. The home features 2 bedrooms and a bathroom. Everything was professionally done by local trades people. One small bedroom was added on the main floor. All the walls in the basement were gutted, all the flooring was replaced. The plumbing, electrical, furnace, hot water tank were replaced. All new appliances, light fixtures, shingles on house and garage, windows, blinds, doors. The bathroom and kitchen have been completely re-done with quartz countertop, sinks, toilets, shower, cupboards. Essentially a new home. The basement houses all the mechanical as well adds a large bonus room. The back of the house has a covered porch ideal for cooler summer days. This is a cozy, cute home. Furnishings that are in the home are included.