

**5035 48 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2326895**



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, See Remarks, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RL

**Utilities:** -

**Inclusions:** Fridge, stove, range, dishwasher, washer, dryer, shed, deepfreeze

Step inside this bright, welcoming and updated home with a lot to offer! You will instantly appreciate the refreshed space throughout the main floor with new paint, updated flooring and trim and a simple but functional layout. The front of the home offers a good sized living room with a large window. The kitchen had been previously renovated with oak cabinetry and is very functional and bright. There is plenty of cabinet and counter space and it opens up to the dining space. Three bedrooms and a full bathroom, which had also been previously updated, complete the main floor. There is a second entry to the home that also leads to the basement. The basement offers a large rec or family room, fourth bedroom with a bathroom, laundry/utility room plus a bonus room for storage, home office, toy room, bedroom or more. There is an additional storage room with a deep freeze in the basement as well. Situated on a nice sized lot with back alley access, detached garage, extra parking and mature trees. Not to mention Pickleball courts across the street, steps away from downtown for shopping and market nights plus schools and recreation nearby. Additional upgrades include shingles approx 2025, gutters, exterior and main floor interior paint 2026, furnace and hot water tank approx 2007.