

# \$285,000 - 5312 54 Street, Rocky Mountain House

MLS® #A2208780

**\$285,000**

4 Bedroom, 2.00 Bathroom, 1,019 sqft  
Residential on 0.15 Acres

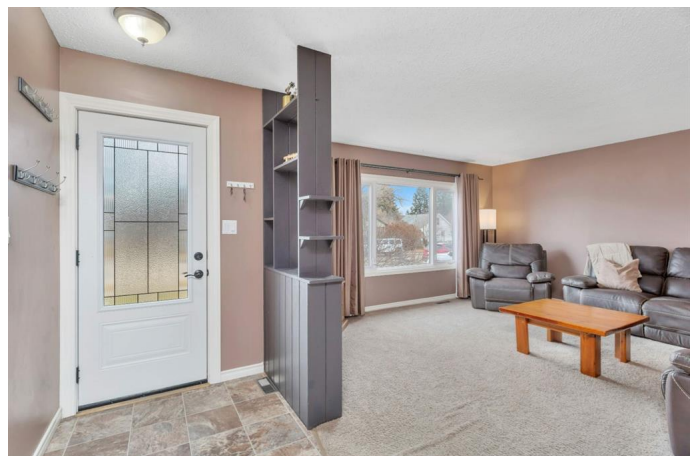
NONE, Rocky Mountain House, Alberta

This older well maintained bungalow offers the perfect balance of comfort and functionality, and is situated in a family-friendly neighbourhood close to schools. Main Floor offers a bright living room with a large east facing window, and a spacious eat-in kitchen with ample cabinets and countertops. 2 bedrooms on the main floor with an updated 4 piece bathroom. Partially finished basement offers 2 additional bedrooms, a versatile flex space, a fully updated 3-piece bathroom, and a convenient laundry area. Home has seen some upgrades with shingles on both the house and garage replaced in 2020, fresh interior paint in 2020, a new hot water tank installed in 2024, and the furnace is well-maintained at 14 years old. Detached 24x24â€™™ garage with 3 older overhead doors allowing front drive and back alley access, insulation, gravel floor, and a wood stove provides a good place for vehicles, storage, or a workshop. The large fenced backyard is perfect for pets, children or just relaxing outdoors. This home is conveniently located close to schools, parks, and all local amenities, making it an ideal spot for families or those looking for easy access to everyday conveniences.

Built in 1962

## Essential Information

MLS® #                      A2208780



Price	\$285,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5312 54 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1H1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation            Block

### **Additional Information**

Date Listed            April 8th, 2025

Days on Market        13

Zoning                  RL

### **Listing Details**

Listing Office            RE/MAX real estate central alberta

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