

5315-A 50 Avenue
Rocky Mountain House, Alberta

MLS # A2217556



\$359,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,457 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: N/A

This 2012-built half duplex offers 3 bedrooms, 2.5 bathrooms, and breathtaking mountain views from your bedroom balcony . The main floor features hardwood flooring, a spacious living room with a gas fireplace, and an open-concept kitchen with a large island—ideal for family living and entertaining. Upstairs, the primary bedroom includes a generous walk-in closet and a private ensuite. Two more bedrooms and a great space for your office or reading nook. Additional highlights include a single attached heated garage, easy-maintenance landscaping, and great location being walking distance from downtown. Also Enjoy the private space just off your deck with little to no maintenance. Perfect for first-time buyers, downsizers, or investors—move-in ready with modern comfort and style.