

4421 54 Street  
Rocky Mountain House, Alberta

MLS # A2240728



\$419,900

Division:	Creekside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,251 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Private, Rectangular		

**Heating:** In Floor, Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer, Dryer, Garage Door Opener & Controller, All Attached Wooden Shelving & Bench In Garage

Easy To Show! Immaculate 4-Bedroom Family Home in Creekside. Welcome to this exceptionally well-maintained, fully finished 4-bedroom, 3-bathroom home—perfectly suited for your growing family! Nestled in the family-friendly community of Creekside, this quality-built Laebon home offers comfort, functionality, and space to enjoy. Step into the spacious foyer that opens up to a bright, open-concept main level, ideal for entertaining and everyday living. The seamless flow between the kitchen, dining, and living areas provides a welcoming atmosphere, while the large dinette space accommodates gatherings of all sizes with ease. The main floor features a generous 4-piece bathroom, one well-sized bedroom, and a private primary suite complete with its own 4-piece ensuite, a unique sitting/dressing area, and a massive walk-in closet for all your clothing storage needs. The fully developed lower level is designed for relaxation and fun, with a large family room and a cozy nook—perfect for a pool table, games area, or home gym. You'll also find two additional bedrooms, another full 4-piece bathroom, and the comfort of in-floor heating for those chilly winter nights. Outside, enjoy a beautifully landscaped and fully fenced yard—great for pets and kids alike. There's storage space under the deck, raised garden boxes for your green thumb, and a double detached garage with rear-lane access to store your vehicles or toys. Don't miss out on this fantastic home—it has everything your family needs and more. Schedule your showing today before it's gone.