

**4431 53 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2206848**



**\$515,000**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microhood, Washer, Dryer, Laundry Sink, White Cabinet in Laundry Room, T.V. Mount and hardware, garage door opener & remote(s), wifi security system/equipment, succulent planter on banister, curtain rods, custom blinds, shelves

Ready. Set. Move! Turnkey home available &ndash; settle in before the first school bell rings! Step into modern comfort with this beautifully designed 1,237 sq ft bi-level home, offering 5 spacious bedrooms and 3 full bathrooms. Built in 2021, this fully developed Leabon Kingston home blends style and functionality with an open-concept layout, soaring 9-foot ceilings, and luxury vinyl plank flooring throughout the main level. Large windows flood the space with natural light, creating a bright and welcoming atmosphere. The professionally finished basement offers additional living space&mdash;ideal for a growing family or hosting guests. Enjoy year-round comfort with central air conditioning, and spend less time on yardwork thanks to the low-maintenance landscaping, complete with a vinyl fence and elegant paver walkways. Located in Creekside, one of Rocky Mountain House's newest neighborhoods, this home is surrounded by nature, with Trappers Creek meandering through the community&mdash;offering a peaceful, scenic backdrop. Move-in ready and perfectly timed for the new school year&mdash;this is a must-see home!