

\$329,900 - 5220 52 Street, Rocky Mountain House

MLS® #A2228895

\$329,900

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.24 Acres

NONE, Rocky Mountain House, Alberta

Step into this exceptional bungalow, lovingly cared for by its thoughtful second owners. Situated on a rare, expansive pie-shaped lot in close proximity to downtown, this property boasts an impressive array of high-quality upgrades, including vinyl windows, new shingles, improved counter tops, a renovated main-floor bathroom, upgraded 100 amp electrical, service, revamped light fixtures and more. The single storey home's main floor is distinguished by an abundance of natural light, courtesy of its large windows, complemented by a neutral colour palette and spacious rooms. The kitchen is a highlight, featuring oak cabinetry, included appliances, and seamless access to the expansive rear deck via patio doors. The main floor layout includes three generously proportioned bedrooms and a stylish 4-piece bathroom offering the essentials for hygiene and relaxation. High ceilings and doorways further enhance the sense of expansive space. The fully developed basement offers additional living areas, including fourth bedroom, sizeable storage rooms that could be repurposed as an office or fifth bedroom, oversized 2-piece bathroom, comfortable family room with home bar and a practical laundry/utility room. Key systems, including the furnace and hot water tank, have been upgraded over time.

The main attraction is the exceptionally large pie-shaped lot, a rare find in the area. A 24 x 24 concrete pad ready for a future garage, and convenient alley access provides ample



storage and parking plus an added bonus RV gate for those outdoor enthusiasts. The yard itself features updated chain-link fencing with multiple gates for effortless access, providing a versatile space for gardening, outdoor entertaining, or simply appreciating the expansive surroundings while hosting a bonfire with loved ones. Given its central location, this property is an attractive option for buyers at any stage of life, offering a unique blend of tranquillity and accessibility. With its move-in-ready condition and availability for quick possession, this exceptional home is poised to meet the needs of buyers seeking an elite living experience.

Built in 1971

Essential Information

MLS® #	A2228895
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,078
Acres	0.24
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5220 52 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1G8

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	44
Zoning	RL

Listing Details

Listing Office	Red Key Realty & Property Management
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