

# \$299,900 - 5031 52 Street, Rocky Mountain House

MLS® #A2249061

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.14 Acres

NONE, Rocky Mountain House, Alberta

This charming, inviting and fully renovated character home is located on a nice mature lot close to a park and downtown amenities. As you step inside, you are greeted by a spacious living room recently added to the original house allowing for a much more practical and functional floor plan. In 2018, the home went through extensive upgrades. The custom Ikea kitchen offers a large island, quartz counter tops, soft close cabinets, and stainless steel appliances. The bright dining room accesses a large side deck through a set of French doors. The current owners have converted the rear sitting room as a large mud room combined with laundry facilities, ideally situated by the back entrance. A nicely fully renovated bathroom with clawfoot tub and modern design completes this level. The upper level hosts 3 bedrooms and a master bedroom ensuite featuring a double tiled shower with glass doors. This move-in ready property also offers beautiful hardwood floors, complimentary light fixtures, and quality finishes. Additional upgrades completed during the renovations include electrical, plumbing, windows, doors, furnace, and hot water tank. The current owners have since added central air conditioning, replaced the roof and shingles (2025), and added a fence and concrete sidewalks. The basement has been improved with a reinforced wall, and a clean space tarping system plus a Sani-Dry de-humidifier/purifier system now creating a usable storage space. The backyard is nicely



landscaped and offers additional parking. The 22x24 detached garage is insulated and boarded. A storage room has been sectioned off, but could be removed and the garage could be converted back to its original state to store 2 vehicles. This amazing property shows like a gem and must be seen to be truly appreciated.

Built in 1936

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249061          |
| Price          | \$299,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,244             |
| Acres          | 0.14              |
| Year Built     | 1936              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5031 52 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1A4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows                |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Partial, Unfinished                                                                         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Landscaped                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 19th, 2025         |
| Days on Market | 13                        |
| Zoning         | RM (Medium density reside |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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