

# \$299,900 - 5336 52 Street Close, Rocky Mountain House

MLS® #A2227003

**\$299,900**

5 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.18 Acres

NONE, Rocky Mountain House, Alberta

Fantastic corner lot property in a great location with income potential! This well-kept home features recent updates including new flooring (last 18 months), newer appliances (2-3 years), and a brand new garage roof (2024). The main floor offers a spacious kitchen and dining area with patio doors leading to the deck, a bright living room with large windows, 3 bedrooms including a primary with 3-pc ensuite, a full main bath, and convenient main floor laundry. The fully finished basement features an illegal suite with a second kitchen and eating area, large living room, 2 bedrooms, a 3-pc bathroom, separate laundry, and a utility room—perfect for rental income or extended family. Outside you'll find a 22'x22' detached garage, 8'x12' shed, and a 3-4 car parking pad. Located near 4 schools, recreation, hospital, and shopping, this is an ideal family home or investment opportunity!

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227003  |
| Price          | \$299,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,186     |
| Acres          | 0.18      |



|            |             |
|------------|-------------|
| Year Built | 1970        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5336 52 Street Close |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1A8               |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Vinyl Windows                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Corner Lot, Front Yard  |
| Roof              | Metal                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 2nd, 2025            |
| Days on Market | 6                         |
| Zoning         | Low Density District (RL) |

### **Listing Details**

Listing Office

Royal LePage Tamarack Trail Realty

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