

# \$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	15
Zoning	Low Density District (RL)

### **Listing Details**

Listing Office

Royal LePage Tamarack Trail Realty

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