

# \$349,900 - 110 Railway, Rockyford

MLS® #A2232849

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.15 Acres

NONE, Rockyford, Alberta

House with legal suite! One of a kind home in Rockyford awaits your visit! Both levels have separate entrances. Upper floor features a master with a 2pc ensuite and rough in for shower. It is followed up with a second large bedroom and 4pc bath! There is also a separate Laundry room/office and a well sized BBQ deck with plenty of street parking. The basement legal suite features separate entrance, it's own laundry facilities, fridge and stove. The large 3x5 windows provide plenty of natural light to the 3 additional bedrooms in the basement legal suite. Your feet will never be cold walking on a basement concrete floor again! The floor is acid washed and has in floor heating! BBQ deck and parking for two vehicles making each unit private and separate from each other with privacy. The basement also features fulltime HRV and no air exchange between the two units eliminating cooking smells from transferring between the two floors. This home will provide you with many options including living up and renting down, legal suite revenue property or making minor modifications to convert back to one single unit. Home was moved to brand new concrete foundation May 16th/2011. Lower level framed with steel studs. Fire barrier codes inspected and passed. Each unit has it's own fridge/stove and laundry. Large backyard with garage potential from the side or back of property. Everything was thought of! Book your showing today!



Built in 1955

## Essential Information

MLS® #	A2232849
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	110 Railway
Subdivision	NONE
City	Rockyford
County	Wheatland County
Province	Alberta
Postal Code	T0J 2R0

## Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Bookcases
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Entrance
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Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	83
Zoning	R2

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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