

# \$212,000 - 34, 5211 55 Avenue, Rocky Mountain House

MLS® #A2206907

## \$212,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft

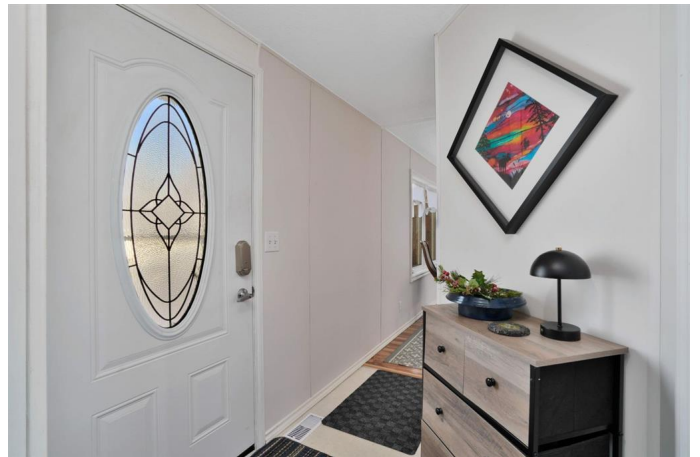
Residential on 0.16 Acres

North Park Estates, Rocky Mountain House, Alberta

Leave the hassle of renting behind and jump into home ownership with this affordable property in North Park Estates. Mobile home on its own lot features an open and bright main living area with large windows and a skylight. Stainless Steel appliances have all been updated in the kitchen and there's a new washer and dryer just down the hall (dryer is ventless). Primary bedroom offers a 4 piece ensuite and ample closet space. At the opposite end of the home you will find 2 more bedrooms plus a 4 piece main bathroom. Home has seen many recent upgrades including all new windows and new back door 3 years ago, furnace and new light fixtures throughout in 2023, fresh paint in the last year and gas hot water tank is 3 years old. The shingles on the home are only 3 years old, the front step stairs have been redone and there's a new covered deck off the back door. Outside you will enjoy the big fenced yard with mature trees and perennial landscaping. 3 storage sheds - 2 with power give you lots of room for all your extras and the skirting on the home is insulated with 4 access doors. Poly B plumbing has just been replaced. Large gravel parking pad out front and a great central location close to all the schools.

Built in 1996

## Essential Information



|                |              |
|----------------|--------------|
| MLS® #         | A2206907     |
| Price          | \$212,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,120        |
| Acres          | 0.16         |
| Year Built     | 1996         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 34, 5211 55 Avenue   |
| Subdivision | North Park Estates   |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1M9              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters, Skylight(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Storage                                                |
| Lot Description   | Back Yard, Landscaped, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |

|              |                  |
|--------------|------------------|
| Construction | Composite Siding |
| Foundation   | Wood             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 46               |
| Zoning         | MH               |

**Listing Details**

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

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