

# \$204,900 - 5112 56 Street, Rocky Mountain House

MLS® #A2257083

## \$204,900

3 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

This 1970-built half duplex offers a practical layout, recent updates, and a great location. The main floor features a functional kitchen with refinished countertops ( epoxy finish), a bright living room, a 2-piece bathroom, and both front and rear entrances. The front of the home faces east, allowing for morning sun, while the west-facing backyard provides afternoon and evening light. Upstairs includes three bedrooms and a 4-piece bathroom. Both the main floor and second level have laminate flooring for easy maintenance. The basement is partially finished with newer vinyl flooring and offers a comfortable family room, plus a large utility/laundry/storage room with plenty of space for storage. The home sits on a 120x32 ft lot with a spacious, private, fully fenced backyard and a storage shed. Located within walking distance to parks, schools, and downtown amenities. A solid option for first-time buyers or as an investment property.

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257083  |
| Price      | \$204,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,143                  |
| Acres          | 0.09                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5112 56 Street       |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1E8              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Playground, Private Yard       |
| Lot Description   | Back Lane, Landscaped, Private |
| Roof              | Asphalt Shingle                |
| Construction      | See Remarks                    |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 8                    |
| Zoning         | RF                   |

**Listing Details**

Listing Office                RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.