

# \$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 | 24                   |
| Zoning         | RF                   |

**Listing Details**

Listing Office                RE/MAX real estate central alberta

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