



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



Main Photo

### Property Description

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.

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