

# **\$225,000 - 43, 5211 55 Avenue, Rocky Mountain House**

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MLS® #A2255425

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.21 Acres

North Park Estates, Rocky Mountain House,  
Alberta

Welcome to this well-maintained and thoughtfully updated home located in the quiet, mature park where you own your lot. This spacious property features a large attached garage that has been converted into additional living space, offering great flexibility for hobbies, a home office, or extra storage. Prefer a garage? It can easily be converted back! Step inside to find a centrally located kitchen, ideal for everyday living and entertaining. Just off the kitchen, the primary bedroom includes a private ensuite, creating a comfortable retreat. A bright dining room and a cozy living room with a fireplace complete the heart of the home.

Down the hall, you'll find a large laundry room and storage room, second bedroom and a full bathroom, perfect for guests or family. Step outside to enjoy a large deck, ideal for outdoor living and entertaining, surrounded by a fully landscaped and fenced yard that's a dream for any gardener. Multiple garden sheds provide ample storage.

This home is located in the well-managed community of NorthPark Estates with a monthly fee of \$135.00 that covers sewer, water, garbage, and common area maintenance—offering peace of mind and easy living. Centrally located with in quick walking distance and easy access to all schools, recreation center, hospital, and shopping.



Built in 1970

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255425    |
| Price          | \$225,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.21        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 43, 5211 55 Avenue   |
| Subdivision | North Park Estates   |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1M9              |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan        |
| Appliances        | Dryer, Electric Stove, Refrigerator   |
| Heating           | Fireplace(s), Forced Air, Natural Gas |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Gas, Living Room                      |
| Basement          | None                                  |



**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage |
| Lot Description   | Corner Lot, Landscaped                 |
| Roof              | Asphalt Shingle, Metal                 |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Block                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 5                   |
| Zoning         | R4                  |
| HOA Fees Freq. | MON                 |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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