

\$349,900 - 110 Railway, Rockyford

MLS® #A2232849

\$349,900

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Single Family on 0.15 Acres

N/A, Rockyford, Alberta

House with legal suite! One of a kind home in Rockyford awaits your visit! Both levels have separate entrances. Upper floor features a master with a 2pc ensuite and rough in for shower. It is followed up with a second large bedroom and 4pc bath! There is also a separate Laundry room/office and a well sized BBQ deck with plenty of street parking. The basement legal suite features separate entrance, it's own laundry facilities, fridge and stove. The large 3x5 windows provide plenty of natural light to the 3 additional bedrooms in the basement legal suite. Your feet will never be cold walking on a basement concrete floor again! The floor is acid washed and has in floor heating! BBQ deck and parking for two vehicles making each unit private and separate from each other with privacy. The basement also features fulltime HRV and no air exchange between the two units eliminating cooking smells from transferring between the two floors. This home will provide you with many options including living up and renting down, legal suite revenue property or making minor modifications to convert back to one single unit. Home was moved to brand new concrete foundation May 16th/2011. Lower level framed with steel studs. Fire barrier codes inspected and passed. Each unit has it's own fridge/stove and laundry. Large backyard with garage potential from the side or back of property. Everything was thought of! Book your showing today! (id:6289)



Built in 1955

Essential Information

Listing #	A2232849
Price	\$349,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,040
Acres	0.15
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	110 Railway
Subdivision	N/A
City	Rockyford
Province	Alberta
Postal Code	T0J2R0

Amenities

Amenities	Playground
Features	Level
Parking Spaces	1
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



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