

# \$489,900 - 4418 53 Street, Rocky Mountain House

MLS® #A2226217

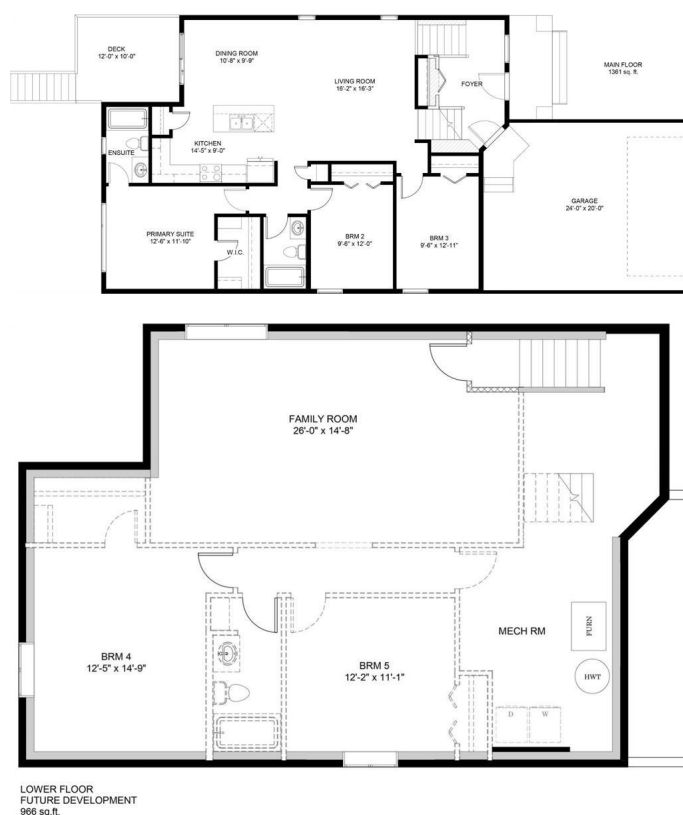
**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,361 sqft

Residential on 0.11 Acres

Creekside, Rocky Mountain House, Alberta

Be the first owner of this beautiful brand new build by Laebon Homes in Creekside! This 1,361 sq ft Montego floor plan offers 9' main floor ceilings, low maintenance vinyl plank flooring, and modern finishes throughout. A spacious living and dining room area are open to a modern kitchen with raised cabinetry, quartz counter tops, stainless steel appliances, pantry, and an island with eating bar. The master suite features a private 4 pce ensuite and walk in closet, while two more nicely sized kids' bedrooms share a 4 pce bathroom that completes the main floor. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.



Built in 2025

## Essential Information

MLS® #	A2226217
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,361
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4418 53 Street
Subdivision	Creekside
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0C3

### Amenities

Parking Spaces	4
Parking	Off Street, Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Storage, Walk-In Closet(s), Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Garage Control(s), Microwave Hood Fan
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	97
Zoning	RL

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.