

# \$369,000 - 110 Railway, Rockyford

MLS® #A2232849

**\$369,000**

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.15 Acres

NONE, 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!



Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232849    |
| Price          | \$369,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 110 Railway      |
| Subdivision | NONE             |
| City        | Rockyford        |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 2R0          |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Bathroom Rough-in, Bookcases                |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | In Floor, Forced Air, Natural Gas           |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Exterior Entry, Full, Suite                 |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Level, Rectangular Lot   |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 23              |
| Zoning         | R2              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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