

# \$369,000 - 110 Railway, Rockyford

MLS® #A2210384

## \$369,000

5 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.15 Acres

NONE, Rockyford, Alberta

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. 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! 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. The choice is yours! Book your showing today!

Built in 1955

### Essential Information

MLS® #	A2210384
Price	\$369,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
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	Electric Stove, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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	April 10th, 2025
Days on Market	9
Zoning	R2

### **Listing Details**

Listing Office

MaxWell Canyon Creek

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