\$334,900 - 227 2nd Avenue W, Rockyford

MLS® #A2232152

\$334,900

3 Bedroom, 2.00 Bathroom, 1,407 sqft Residential on 0.24 Acres

NONE, Rockyford, Alberta

Welcome to your new home in the heart of Rockyford! This updated 3-bedroom, 2-bathroom residence offers comfort, style, and space â€" perfect for families or anyone seeking small-town charm with modern amenities. The 3 spacious bedrooms are perfect for families with 2 updated bathrooms, the ensuite includes a walk-in shower/tub. The renovated galley kitchen provides ton's of cupboards and an island to enjoy with a great sized dining room to have everyone over for family dinners. The living room has a gas stove to keep you cozy in the winter months. The laundry room is a great size and includes a den area, off this is a storage/pantry area. The property has newer siding ,upgraded windows (they open both ways!), electrical panel, hot water tank and a new durable metal roof(2023) for worry-free living. Don't worry about the heat in the summer months as this home has CENTRAL AIR. NEW **FURNACE INSTALLED SEPT 2025** The Oversized single garage with attached workshop/storage area is perfect to tinker in. The front driveway boasts ton's of parking and has been conveniently repaved. The back parking also fits 2-3 vehicles, RV Parking allow you to store all your toys on your own property.

Step out onto the covered deck and outside to your private backyard oasis, complete with mature trees, blooming flowers, a tranquil pond, and a brand-new fence. Whether you're hosting summer BBQs or enjoying a quiet







morning coffee this property has it all. Call your favourite Realtor today to book your private viewing.

Built in 1975

Essential Information

MLS® # A2232152 Price \$334,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,407 Acres 0.24 Year Built 1975

Type Residential Sub-Type Detached

Style Double Wide Mobile Home

Status Active

Community Information

Address 227 2nd Avenue W

Subdivision NONE

City Rockyford

County Wheatland County

Province Alberta
Postal Code T0J 2R0

Amenities

Parking Spaces 8

Parking Driveway, Single Garage Detached

of Garages 1

Interior

Interior Features Kitchen Island, Vinyl Windows

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Central

Air Conditioner, Gas Stove

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features Private Yard, BBQ gas line

Lot Description Back Lane, Front Yard, Gazebo, Lawn, Landscaped

Roof Metal

Construction Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed June 18th, 2025

Days on Market 131
Zoning R-1

Listing Details

Listing Office CIR Realty

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