

\$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 – 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 tons 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 tons 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 | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|-----------------|------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Front Yard, Landscaped, Lawn, Gazebo |
| Roof | Metal |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

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|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 85 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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