

# \$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 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.

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

Date Listed	June 18th, 2025
Days on Market	54
Zoning	R-1

## Listing Details

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

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.