

6509 58 Street  
Rocky Mountain House, Alberta

MLS # A2270041



## \$394,000

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, L		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** 2-refrigerators, 1- electric stove(flat top), 1- micro-hood oven, dishwasher built-in, 1- upright freezer in garage, washer(23), dryer(24), outdoor deck gazebo, central vacuum with attachments, 1- garage door operator, 2- garage door remote controls, all window coverings.

Welcome to the delightful bi-level home at the north end of Rocky Mountain House. This home brings out the cozy everywhere through out the home. Cozy yet open concept style that flows from the Dining room into the Living room and to the front entry all with the overhead vaulted ceiling. Here is a home that has been pristinely kept by still the original owners, non pet, non smoking or children raised in this home. Very well maintained inside and outside the home.. Large vinyl windows through out the main floor and basement level. Main floor has the Primary bedroom with 2 pcs. en-suite, 2 other bedrooms, full sized bathroom, large kitchen- dining combo. Dining and living room offer full view of the back yard with no neighbors behind or on the one side of the home. The Living room with its hardwood floors that flow down the staircase of the front entry.. Basement presents walk out to the garage, 3 pcs. bathroom/laundry room, 1 bedroom, , cozy family room with wood burning insert fireplace, and the ceiling is suspended ceiling. Siding, roof shingles replace 10-12 yrs ago, hot water tank replaced April 2021, all flooring on main floor replaced in 2008. The dining room flows out to a 8' by 14 ft composite deck with a gazebo on it. Truly a home to enjoy. Right by walking path and close to parks.