



GRASSROOTS
REALTY GROUP

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6004 54 Street
Rocky Mountain House, Alberta

MLS # A2235295



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	27-39-7-W5
Exterior:	Stucco	Zoning:	RL
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, Natural Woodwork, Pantry, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Walk-In Closet(s)

Inclusions: blinds. 2nd fridge in garage (current owner hasn't used it since bought it in 2023)

Visit REALTOR® website for additional information. Welcome to this beautifully kept 2 story home with an attached garage situated on a huge corner lot across from green space & playground in Rocky Mountain House. Step inside & find updated flooring throughout, a bright main level with sunshine pouring through large bay windows in the living room, & a warm, welcoming vibe that just feels like home. The kitchen has a peninsula island & breakfast bar, tile backsplash, pantry, & appliances. The spacious dining area flows through glass doors to your private backyard. Up a few steps are 3 bedrooms & a 4-pc bath. The primary bedroom offers a 3-pc ensuite. Head downstairs to a wide open rec room, 2-pc bath, & laundry area—plus a giant closet for stashing all the extras. Outside, enjoy your massive fenced yard complete with a deck, firepit, garden, & beautiful mature trees.