



GRASSROOTS
REALTY GROUP

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5040 58 Street Close
Rocky Mountain House, Alberta

MLS # A2247018



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,344 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	22-39-7-W5
Exterior:	Composite Siding	Zoning:	RL - Low Density Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2 fridges, 2 stoves, washer, dryer, window coverings, negotiable - pool table

Oversized lot in a quieter, older part of town with a modified bi-level and a unique floor plan. As you enter the house from the street you step into the large sunken living room with extra big windows that the plants just love! There's also a wood burning fireplace and up three stairs is the dining area, or as it's currently being used, the pool table room (pool table is negotiable). Three bedrooms on the main floor as well as a four piece bathroom and two piece ensuite. The galley kitchen leads you to the back entrance where there's a large laundry/boot room and down the stairs is a storage area, a work shop under the sunken living room, a large family room with a kitchenette, a fourth bedroom (no closet) and a full bathroom. The back deck leads to the the single detached garage and ample off street parking. Private, oversized pie shaped lot is fenced and has lots of lawn space and trees. Shingles on house and garage were replaced last year.