



**GRASSROOTS**  
REALTY GROUP

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**6516 58 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2256644**



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Garage door opener with remote, Window Coverings/Blinds, TV Wall mounts, bar, Gazebo

Welcome to this well maintained two storey home on the north end of Rocky Mountain House! Set up well for a family, the main floor boasts beautiful hardwood floors in your living room and leads into the kitchen/dining area with 2pc bath and access to your private yard with a nice sized deck, complete with gazebo, spacious yard (even with a double detached garage) and rear parking. The upper level offers the 3 bedrooms and 4pc main bath and finally the basement complete with family room area with bar, great to entertain in, and a 3pc bath that is paired up with the laundry services. Shingles on the home was replaced in 2017, and the hot water tank has recently been replaced. This property is ready for you to call it home!!