



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6125 54 Street**  
**Rocky Mountain House, Alberta**

**MLS # A2262665**



**\$369,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Blinds		

Lovely family home on the north end of Rocky close to schools, parks, the walking trail and strawberry hill! The tasteful updates over the last couple of years including new flooring on the main level and sunroom, trim, some paint, shingles and some appliances. The sunroom is a wonderful spot to hang out and sit, read a book and relax. There is additional storage under the sunroom with power. The kids play area could also be turned easily into a fourth bedroom. This home has been lovingly maintained and is great for a family!