



105, 5311 60 Street
Rocky Mountain House, Alberta

MLS # A2272243



\$174,900

Division:	Rocky Mountain Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: -

Exterior: -

Foundation: -

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: blinds, cabinet in primary bedroom, garden boxes, gazebo, 2 sheds

Beautifully Maintained Home with Wheelchair Access. This immaculate 2012 home offers 1,520 sq. ft. of comfortable, well-designed living space, featuring 4 bedrooms and 2 full bathrooms. One of the bathrooms is thoughtfully equipped with an easy-access walk-in shower, making the home ideal for anyone needing mobility support. The main living area showcases an open-concept floor plan with 9-ft vaulted ceilings, creating a bright and spacious atmosphere. The kitchen includes stainless steel appliances, abundant cabinetry, and a dedicated dining area just off to the side. The living room provides a warm, welcoming space for family gatherings. At one end of the home, you'll find three bedrooms and a 3-piece bathroom with a walk-in shower. The opposite end features the primary bedroom complete with a 4-piece ensuite and walk-in closet. The laundry room, furnace, and hot water tank are conveniently located near the back entrance. Step outside to enjoy the impressive 12' x 40' covered and screened-in deck—perfect for three-season living. A long wheelchair-accessible ramp extends from the deck into the backyard, leading to a charming gazebo. The yard also includes two storage sheds, raised garden boxes, and a thriving apple tree. This home and yard show beautifully—clean, well-kept, and move-in ready. Water, sewer, and garbage services are included in the lot rent of \$600 per month, park approval is required.