



**6827 59 St Close**  
**Rocky Mountain House, Alberta**

**MLS # A2303349**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Coverings/Blinds, Hot tub (As is), Firepit, Gazebo on deck, Tv Wall Mounts, Floating Shelves

Excellent family home on the north end of Rocky Mtn House! This 5 bedroom, 3 bathroom modified bi-level home offers spacious living space on all floors. Main floor you will find a nice open concept kitchen/dining/living room area with access to the backyard, two nice sized bedrooms, and a 4pc main bath. Above the garage and from the main floor is access to your primary bedroom complete with walk in closet and 4pc ensuite. In the basement you will find the family room, two additional bedrooms, another 4pc bathroom and your large utility/laundry room. Throughout the home you will appreciate the large windows allowing for the natural light to pour on in. From the entryway you have access to your attached and finished garage. The backyard is your own private retreat with a large deck with gazebo, there is also a hot tub to enjoy and firepit area. Updates to note are the furnace has been replaced recently and Central A/C has been installed, there are a few raised garden beds in the front yard and new stove top on the stove. The location for this home is wonderful being close to the walking trail and school bus pick up/drop off and your close to numerous playgrounds to enjoy some time outside. This home checks off all the boxes for a family!