



5816 60 Avenue
Rocky Mountain House, Alberta

MLS # A2303623



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RL
Foundation:	Slab	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: none

Welcome to this 3-bedroom, 3-bathroom home offering beautiful mountain views, nestled in a quiet cul-de-sac within a fantastic neighbourhood. Conveniently located close to schools and parks, with walking paths throughout the community and just a short walk to the river, this home is perfect for those who love the outdoors. The home features upper-floor living with a bright, open layout, highlighted by a beautiful fireplace and a large west-facing patio, ideal for relaxing and enjoying stunning sunsets and mountain views. The main floor also includes a (illegal) basement suite. A wonderful opportunity combining location, views, and lifestyle.