



5823 60 Avenue
Rocky Mountain House, Alberta

MLS # A2304747



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RL (Low density residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, built-in dishwasher, microwave hood fan, washer and dryer, all blinds, 2 garage door openers, central vac. and attachments.

Ideal family home located on large lot in quiet cul-de-sac. As you enter the home, a spacious foyer leads you up to the main floor offering a front living room, a kitchen with breakfast counter and a pantry, and a dining room with access to the rear covered deck. A master bedroom with a walk-in closet and a 3 pce ensuite, a second bedroom, and a 3 pce bathroom with jetted tub, complete this level. The developed basement hosts a large and bright family room with a pellet stove, 2 bedrooms, an office which could also serve as a 5th bedroom, and a full bathroom. The 24x26 attached garage is insulated and boarded. An additional 20x26 detached garage is fully finished and heated. The backyard is fenced and offers additional parking and a double gate to facilitate RV parking. The ICF basement with R-25 insulation makes this home energy efficient. Recent upgrades include shingles in 2023, LVT (luxury vinyl tile) flooring on the main floor, basement carpet, and most appliances in 2024. Additional upgrades in the past 5 years include paint and an extra capacity hot water tank. This great property is move in ready and will meet all your family needs.