



4414 58 Street Close
Rocky Mountain House, Alberta

MLS # A2305213



\$408,000

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|------------------|--|---------------|-------------------|
| Division: | Creekside | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 876 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached, Off Street, RV Access/Parking | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | RL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Sump Pump(s), Vinyl Windows | | |

Inclusions: TV Wall Mounts, TV Downstairs, Brown shelf under TV upstairs, Security System,

Welcome to this well- maintained 3 bedroom, 2 bathroom home ideally situated on a desirable corner lot in the family friendly community of Creekside subdivision . Modern colors throughout, the open concept kitchen, dining and living area offers bright and inviting space perfect for everyday living and entertaining. The functional kitchen provides ample room for family gatherings, homework time, or casual visits with friends. The main floor features a spacious primary bedroom , a second bedroom and a full 4 piece bathroom. The fully developed lower level offers a generous family room--ideal for movie nights, games, or a kid's play area - along with an additional bedroom and beautiful finished bathroom complete with tiled walk in shower, perfect for over night guests. Step outside to enjoy the deck overlooking the nearby playground, with a landscaped yard and convenient RV parking. An attached garage with newer gas over head heater adds practicality to this home Central air conditioning, newer hot water tank, newer stove ,washer and dryer add value to this home.. A fantastic opportunity to own a move in ready home in a great location- perfect for the growing family or first time home buyers !!