



**5812 64 Avenue Close**  
**Rocky Mountain House, Alberta**

**MLS # A2307146**



**\$424,900**

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, ABOVE RANGE MICROWAVE, WASHER/DRYER, BLINDS, GARAGE DOOR OPENER AND REMOTES, SHED

Welcome to this well-maintained 2000 bi-level located in a quiet, family-friendly cul-de-sac at 5812 64 Avenue Close. Situated on an oversized lot and within walking distance to schools, playgrounds, and the bike path, this home offers the perfect blend of comfort, convenience, and lifestyle. The main floor features a functional layout with 3 bedrooms and 2 bathrooms, including a 3-piece ensuite. Recent updates include fresh paint throughout and modern light fixtures, creating a bright and refreshed living space. The fully developed walkout basement adds exceptional versatility, offering 2 additional bedrooms (one without a closet—ideal for a home office, toy room, or flex space), and a spacious, light-filled family room with large windows and direct access to the backyard. Cozy up around the corner freestanding wood stove, perfect for cooler evenings. Outside, enjoy a low-maintenance yard complete with a custom concrete patio designed for year-round use, plus the added privacy of a green space directly behind the property. A double attached garage completes this fantastic family home.