



5814 61 Avenue
Rocky Mountain House, Alberta

MLS # A2307387



\$444,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Beautifully renovated bungalow with attached single car garage with infloor heat and a fully finished heated double detached garage with RV parking off the back alley. This incredible open concept home with vaulted ceiling is a must see. The living room is oversized with hardwood floors and a beautiful gas stove for added comfort. The refreshed kitchen area includes a new gas range (240 V plug for future electric stove if desired) lots of cabinet space with a large island and pantry for additional storage. The home offers two bedrooms on main floor including a master bedroom with ensuite, main floor laundry a full bath with central vac. Moving down into the developed basement you will find an additional bedroom and bathroom. The basement includes infloor heat for added comfort, new flooring, a large rec room, bar, gym area and new light fixtures. The mechanical room includes two new hot water tanks installed within the last four years. Moving outside you will find a beautiful covered back deck with an amazing landscaped yard and apple trees. Newly painted exterior, New shingles installed in 2021 and many more updates.