



**GRASSROOTS**  
REALTY GROUP

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7006 61 Street  
Rocky Mountain House, Alberta

MLS # A2307684



**\$535,000**

<b>Division:</b>	Rocky Mtn House		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Manufactured Floor Joist, Stucco	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Electric Stove, dishwasher, hood fan, washing machine, tumble drier, window coverings, garage door openers, garden shed, firewood in garage and next to shed, planters on deck, upright fridge in garage, large shelves against North wall in garage, bench under North window in garage.

Well-kept bungalow in a quiet setting backing directly onto the wooded trail corridor along the North Saskatchewan River and adjoining open green space, with no rear neighbours and a peaceful, private feel from the back deck. The setting is the standout feature: trees, trails, river-valley views, and natural green space form the backdrop of the property, giving it an acreage-like feel without the acreage upkeep. Inside, the home offers comfortable main-floor living with 3 bedrooms, main-floor laundry, and a bright, inviting living area. The efficient kitchen connects to a sunny breakfast nook, while the adjoining dining area flows naturally into the living room for an easy everyday layout. The fully developed basement adds excellent usable space, including a large rec room, additional flex space for guests, a home office, gym, or hobby area, plus a generous storage room. This property is well suited to buyers looking for a manageable home in a quiet natural setting, with the river corridor, wooded trails, and green space right behind the home.