



7006 61 Street
Rocky Mountain House, Alberta

MLS # A2307684



\$549,900

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

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Manufactured Floor Joist, Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-

Features: 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 backing onto green space with beautiful views from the back deck and just steps from the river trails. This home offers comfortable main-floor living with 3 bedrooms, main floor laundry, and a bright, inviting living area. The efficient kitchen connects to a bright breakfast nook, while the adjoining dining area flows naturally into the living room, creating a comfortable and easy everyday layout. The fully developed basement features a large rec room, additional flex space for guests, a home office/gym/flex space, and a generous storage or hobby room. Located in a quiet setting with no rear neighbours, this property is well suited to buyers looking for a manageable home without sacrificing usable space.