



**5812 70 Avenue Close  
Rocky Mountain House, Alberta**

**MLS # A2319566**



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

If you're on the hunt for your new home or to add to your real estate portfolio than look no further than this lovely 5 bedroom, 3 bathroom bi level home with a separate entrance and kitchenette located in a quiet close on the north end of town. The upper half of the home offers 3 bedrooms , 2 bathrooms, open kitchen/dining/living room area and laundry services in the hallway closet. There is access to the basement within the home but there is also exterior access at the back of the property. The lower unit offers 2 bedrooms, large kitchen/eating area, spacious living room, 4pc bath with stackable washer/dryer and very tall ceilings! This home is in a great area, offers plenty of living space and has a nice backyard with rear parking. Don't miss out on this opportunity!