



6011 54 Street
Rocky Mountain House, Alberta

MLS # A2325092



\$225,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RF
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: attached shelving (6) in basement, TV wall mount

Nicely updated and affordable 2 storey townhouse, ideally located close to schools, parks and the walking path. The main floor features hardwood and tile flooring throughout, a spacious living room with a large bay window that fills the space with natural light, and a bright kitchen with adjoining dining area offering access to the 8' x 12' rear deck. A convenient 2-piece bathroom completes the main level. Upstairs you'll find three bedrooms, including a generous primary bedroom with dual closets, along with a full 4-piece bathroom. The basement is insulated and offers laundry facilities plus a bathroom rough-in, providing an excellent opportunity to finish the space to suit your needs. Numerous updates have already been completed, including poly b plumbing replaced throughout (2022), triple-pane windows throughout (2020) shingles and eavestroughs (2025), hot water tank (2021), water softener (2025), new dishwasher (2023)and blackout blinds in the living room and all the bedrooms. Step outside to enjoy the beautifully landscaped, fully fenced backyard featuring vinyl fencing (2019), solar lighting and perennial beds. The large tree is a combination crab apple with pink blossoms and a berry tree with purple blossoms, plus flowering lilac and mock orange trees all blooming at staggered times throughout the summer. A private oasis perfect for relaxing. The side yard and front of the home also boast beautiful perennial beds including limited edition Canadian lilies. Rear parking and a storage shed add to the convenience and value of this move-in ready home.