



GRASSROOTS
REALTY GROUP

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6103 54 Street
Rocky Mountain House, Alberta

MLS # A2335313



\$348,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, None, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, micro-hood, washer, dryer, shed, firepit, blinds, central vac and attachments

Welcome to your next chapter in Rocky Mountain House's highly sought after north end! Perfectly situated near parks, playgrounds, and the towns walking trails leading to the river. This well maintained and beautifully updated four bedroom, two bathroom home offers the ideal combination of comfort, style, and everyday functionality. From the moment you step inside, you will appreciate the bright, airy feel created by the vaulted ceilings, large windows, and open-concept design. The spacious living room flows seamlessly into the dining area and thoughtfully updated kitchen, featuring ample cabinetry, generous counter space, and customized finishes that stand out throughout the home! The dining area opens up to the back deck overlooking the treed area behind the home with no neighbours behind. Designed with family living in mind, the home offers three bedrooms up and one down and multiple living spaces that give everyone room to spread out. The fully finished lower level provides a welcoming family room perfect for movie nights plus a kids play area, games room, or home office. Outside, you will find a fenced backyard surrounded by mature trees, creating a peaceful setting to enjoy your morning coffee, host summer barbecues, or simply relax. Located on the north end of town you will love being just steps from walking trails, parks, and green space while still enjoying quick access to some schools, recreation facilities, and all the amenities the community has to offer. Whether you're searching for your first family home, more space for a growing household, or a move in ready home - this one is worth a look! Numerous upgrades and unique improvements have been made throughout the home to truly customize it and make it stand out from the crowd.

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