



GRASSROOTS
REALTY GROUP

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5711 61 Avenue
Rocky Mountain House, Alberta

MLS # A2342315



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Pantry, Wood Windows		

Inclusions: N/A

Move-in ready , family friendly and tucked into a quiet cul-de-sac-- this is the kind of home that checks all the boxes. Conveniently located close to the Catholic school, this four bedroom , three bathroom home offers plenty of space inside and out for the whole family. The work has already been done with a renovated kitchen, updated bathrooms, fresh paint throughout and newer shingles. With 4 bedrooms and a spacious rec room, there's room for everyone--whether you need space for the kids , guests and home office or those much loved family movie nights. Step outside and you may just find your favorite part of this home. The large fully fenced yard offers privacy and room to play, complete with a dog run and garden boxes. A generous covered deck creates an outdoor living space you can enjoy rain or shine, with plenty of room to add a hot tub and create your own backyard retreat. Add in the attached garage , great location and all those updates and you have a home that is ready for its next chapter. Unpack, settle in and start making it yours!