



GRASSROOTS
REALTY GROUP

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6411 54 Street
Rocky Mountain House, Alberta

MLS # A2350660

\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,037 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Quartz Counters, Vinyl Windows		

Inclusions: Deep Freeze, BBQ, Fridge, Stove, Dishwasher, Range, Microwave, Blinds

This is a bright, well kept and nicely located home that you can simply move in and enjoy. Located close to schools, numerous parks and backing onto the towns extensive walking trails makes this home a smart investment for resale and the lifestyle this location offers! The main level offers vaulted ceilings and large windows that make the space bright and inviting. The kitchen has had upgraded counter tops and backsplash to modernize the design while the oak cabinetry adds warmth and quality. Two bedrooms on the main level including the primary with a three piece ensuite. The fully developed basement offers a large family room, two more bedrooms, a full bathroom and a large laundry and utility space. Overall the layout of this home is great for families or someone looking to downsize along with the impeccable condition it offers. The backyard is fenced and has no neighbours behind. It offers a great two tiered deck space that makes a great extension of the living space. Enjoy morning walks with your coffee on the walking path that is right out your door and send the kids out to play at the nearby park or the sledding hill right out your back yard! Upgraded shingles, hot water tank and more over the years.