



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

6215 58 Street  
Rocky Mountain House, Alberta

MLS # A2351120

**\$469,900**

|           |                                                                    |        |                   |
|-----------|--------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                               |        |                   |
| Type:     | Residential/House                                                  |        |                   |
| Style:    | Modified Bi-Level                                                  |        |                   |
| Size:     | 1,350 sq.ft.                                                       | Age:   | 1998 (28 yrs old) |
| Beds:     | 5                                                                  | Baths: | 3                 |
| Garage:   | Alley Access, Double Garage Attached, Driveway, Garage Door Opener |        |                   |
| Lot Size: | 0.18 Acre                                                          |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard                                   |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Floating shelves

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RL

**Utilities:** -

Welcome to this spacious 5 bedroom, 3 bathroom modified bi-level located on the desirable north side of town! Offering plenty of room for the whole family, this home features a functional layout with generous living spaces and comfortable bedrooms throughout. The inviting family room is a great place to relax and unwind, complete with a cozy gas fireplace that creates a warm and welcoming atmosphere. The kitchen has seen recent updates, including a new stove and microwave hood fan, while the home also features a new furnace and A/C unit for year round comfort. New shingles add another valuable update and provide added peace of mind for the next owners. With five bedrooms, three bathrooms, and plenty of space for everyone to spread out, this home is an excellent option for a growing family. Conveniently located on the north side of town, close to schools, parks, and the walking trail, this property combines space, comfort, and practical updates in a home ready for its next chapter!