

# \$325,000 - 6507 58 Street, Rocky Mountain House

MLS® #A2118188

**\$325,000**

5 Bedroom, 2.00 Bathroom, 1,142 sqft  
Residential on 0.11 Acres

NONE, Rocky Mountain House, Alberta

5 bedroom, 2 bathroom affordable home, located in a desirable location only steps away to the walking path. Bright and open main floor offers a large entrance, kitchen and dining area, a spacious living room with hardwood floors, 3 bedrooms and a full bathroom. Laundry hook-up also available on the main floor. The developed basement with in-floor heat, hosts 2 additional bedroom, a large family room with kitchenette, a full bathroom, a storage/cold room and a utility room with laundry facilities. Upgrades over the years include shingles and siding (2008), hot water tanks (2017-2018), and toilets, garage door and fridge just replaced (not shown in photos). The owner has also replaced all the poly B piping to pex piping, with the exception of the in-floor heat. 24x26 double detached garage is insulated, drywalled and heated. Space on the side of the garage provides additional parking for a trailer or an RV.

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2118188  |
| Price          | \$325,000 |
| Sold Price     | \$300,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,142     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6507 58 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1N6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, See Remarks, Vinyl Windows     |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                      |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Landscaped              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 28th, 2024          |
| Date Sold      | June 12th, 2024           |
| Days on Market | 75                        |
| Zoning         | RL (Low density residenti |

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX real estate central alberta - RMH

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