

# **\$320,000 - 5624 60 Avenue, Rocky Mountain House**

MLS® #A2122179

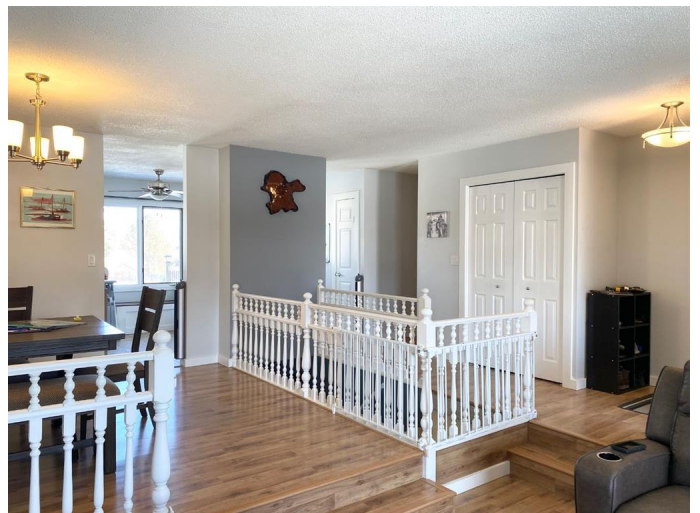
**\$320,000**

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.15 Acres

NONE, Rocky Mountain House, Alberta

Bungalow style home with a nice sized backyard and two parks/greenspaces steps away! Step inside this open and bright home where you will notice the open concept living and dining room featuring a beautiful wood burning fireplace,, bright neutral finishes and large windows including an updated bay window in the dining room. The kitchen has large windows overlooking the backyard, bright white cabinetry, SS appliances and space for a breakfast nook! The kitchen could easily be expanded with endless possibilities to re-configure the space if you wanted. The upper level offers a large primary bedroom with plenty of closet space and a full ensuite. There are two more bedrooms and a full bathroom on this level. The basement offers a large family room with recently installed electric under floor heating in one area. This space would become the ideal family hang out spot, theatre room, man cave or whatever you can dream! There is an additional bonus room perfect for a home gym, play room and more! A fourth bedroom and laundry room with a three piece bathroom complete the lower level. The attached double garage has two overhead doors, 12'™ ceilings and a door to the back yard. Heading outside you will love the fenced backyard that has back alley access and a treed green-space and park behind you not to mention the other park and green-space with a sledding hill just down the street! The quiet and mature neighbourhood will be appreciated!



Built in 1980

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2122179    |
| Price          | \$320,000   |
| Sold Price     | \$310,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,348       |
| Acres          | 0.15        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5624 60 Avenue       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1J3               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking, See Remarks |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, See Remarks |
| Appliances        | See Remarks                                 |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Wood Burning                                |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Storage                                            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                    |
| Construction      | See Remarks                                        |
| Foundation        | Wood                                               |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | April 11th, 2024        |
| Date Sold      | May 15th, 2024          |
| Days on Market | 34                      |
| Zoning         | Low Density Residential |
| HOA Fees       | 0.00                    |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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