

\$450,000 - 6016 43 Avenue close, Rocky Mountain House

MLS® #A2151662

\$450,000

4 Bedroom, 3.00 Bathroom, 1,151 sqft
Residential on 0.21 Acres

Creekside, Rocky Mountain House, Alberta

Large pie shaped lot w/ TWO GARAGES and plenty of yard space! This property offers a rare find within town and has been well maintained. Step inside to the good sized entry way with coat closet. The high vaulted ceilings are a great feature of the open concept kitchen, dining and living area with large windows letting in plenty of natural light. The kitchen features a large island with room for bar stools, a corner pantry and ample cabinet/counter space. The dining room features a patio door leading to the rear deck. Two bedrooms on the upper level including a primary with a walk-in closet and full ensuite. The bright basement has a large family room with carpeting to keep it cozy in the winter. Two additional bedrooms in the lower level and a bathroom. Stepping outside to the large pie shaped lot you will love the upper deck with composite decking, aluminum railing and enclosed storage under the deck. In addition there are stamped concrete walk-ways, newer chain link fencing with privacy panels, updated metal roof on one garage and the home. Well thought out updates like this make this property very low maintenance and durable. Two detached garages are sure to excite the mechanics, woodworker, car enthusiast or someone who needs that extra storage and workspace that usually can't be found in a residential home! One garage is 24x26' with two 8' overhead doors, a gas heater



and two floor drains. The other is 20x26â€™™ with one 10â€™™ overhead door, in-floor heating, 220, sink w/hot and cold taps. With all this you are still left with plenty of yard space and a large parking pad inside the gates. If you dont need more parking space this could also be converted back to lawn space! With no neighbours behind this is an ideal location in the Creekside area! Some updates include: newer fridge, washer and dryer, a recently updated tankless hot water heater and AC added in 2016.

Built in 2004

Essential Information

MLS® #	A2151662
Price	\$450,000
Sold Price	\$437,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,151
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6016 43 Avenue
Subdivision	Creekside
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1W3

Amenities

Parking Spaces	7
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Parking	220 Volt Wiring, Additional Parking, Alley Access, Garage Faces Rear, Gated, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking, RV Gated, See Remarks, Triple Garage Detached
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Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Other, Storage
Lot Description	Back Lane, No Neighbours Behind, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	September 13th, 2024
Days on Market	52
Zoning	RL
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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