

6815 58 Street  
Rocky Mountain House, Alberta

MLS # A2239877



**\$439,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry		

**Inclusions:** swimming pool and equipment, play set, push mower, fridge in basement, garage on skids

Welcome to a home where family life truly flourishes. Tucked into one of Rocky Mountain House's most desirable neighborhoods, this 4-bedroom charmer offers the perfect blend of comfort, convenience, and community. From the moment you arrive, you'll notice how thoughtfully it's situated for a young family &mdash; just steps up the road you'll find a fantastic playground where the kids can play, and out back you can step right onto Rocky's expansive walking trail system for evening bike rides, stroller walks, or sunset jogs. The backyard is wonderfully generous in size &mdash; the kind of yard where you can host summer barbecues, set up a trampoline or garden boxes, cool off in the pool or toss a ball. Inside, the home flows beautifully with bright, welcoming spaces and four bedrooms that give everyone a place to call their own. Bringing attention to the primary bedroom, it is sure to impress with a walk in closet and large ensuite complete with your happy place to wind down- a jetted soaker tub. If you've been dreaming of a home where your family can grow, explore, and create lasting memories in a friendly, active neighborhood, this is the one you've been waiting for.