

# \$409,000 - 6509 58 Street, Rocky Mountain House

MLS® #A2270041

**\$409,000**

4 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 0.11 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Welcome to the delightful bi-level home at the north end of Rocky Mountain House. This home brings out the cozy everywhere throughout the home. Cozy yet open concept style that flows from the Dining room into the Living room and to the front entry all with the overhead vaulted ceiling. Here is a home that has been pristinely kept by still the original owners, non pet, non smoking or children raised in this home. Very well maintained inside and outside the home.. Large vinyl windows throughout the main floor and basement level. Main floor has the Primary bedroom with 2 pcs. en-suite, 2 other bedrooms, full sized bathroom, large kitchen-dining combo. Dining and living room offer full view of the back yard with no neighbors behind or on the one side of the home. The Living room with its hardwood floors that flow down the staircase of the front entry.. Basement presents walk out to the garage, 3 pcs. bathroom/laundry room, 1 bedroom, , cozy family room with wood burning insert fireplace, and the ceiling is suspended ceiling. Siding, roof shingles replaced 10-12 yrs ago, hot water tank replaced April 2021, all flooring on main floor replaced in 2008. The dining room flows out to a 8' by 14 ft composite deck with a gazebo on it. Truly a home to enjoy. Right by walking path and close to parks.

Built in 1998



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270041    |
| Price          | \$409,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,172       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6509 58 Street       |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1N6              |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                            |

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Suspended Ceiling                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven |
| Heating           | Forced Air, Natural Gas, Wood Stove                                                                                                                |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |

|              |                                              |
|--------------|----------------------------------------------|
| Fireplaces   | Basement, Mantle, Tile, Wood Burning, Insert |
| Has Basement | Yes                                          |
| Basement     | Partial                                      |

## Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                            |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | RL                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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