

\$449,900 - 6816 61 Streetclose, Rocky Mountain House

MLS® #A2192721

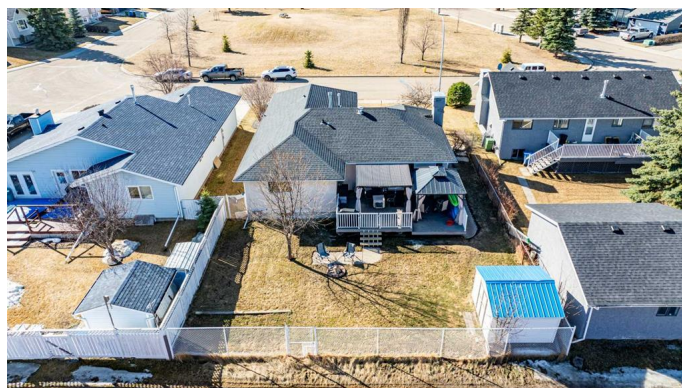
\$449,900

5 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.16 Acres

Liachuk, Rocky Mountain House, Alberta

Discover your dream home, turn-key with recent upgrades for your peace of mind: all mechanical systems have been meticulously updated, including the furnace, hot water tank, in-floor heating pump, water lines, outside tap, toilets, and basement shower. Freshly painted throughout with new flooring choices (blonde engineered hardwood, laminate upstairs, and custom carpet downstairs), this home is both modern and inviting. Plus, enjoy the convenience of newer laundry appliances and a gas line already roughed in for your future stove. The shingles were replaced just a few years ago, ensuring durability, as well as an air conditioning system. This sought-after bungalow nestled in a tranquil close, just steps away from a sprawling interior park and playground. Located in the well-established Rocky neighborhood, this community is built on camaraderie, where neighbors look out for one another and create a safe haven for children to grow and play. This thoughtfully designed north-side subdivision offers an array of convenient amenities nearby while providing a peaceful community. Step inside to find a main floor boasting three spacious bedrooms, including a luxurious primary suite complete with a walk-in closet and a private 4-piece ensuite. The inviting living room flows seamlessly into the dining area, highlighted by a stunning stone gas fireplace, perfect for cozy gatherings. Adjacent to the living space, the kitchen opens up to a covered back deck featuring a charming gazebo, ensuring privacy



for your outdoor relaxation. Ease of living is prioritized with a main floor laundry room conveniently located near the garage entrance, complete with a sink. The attached 2-car garage is heated, providing comfort during colder months. Venture downstairs to a fully finished basement offering two additional bedrooms, a well-appointed 3-piece bath, a dedicated theatre area, and a stylish bar, making it the perfect spot for entertaining. With ample storage options, including a cold storage room, youâ€™ll have plenty of space to keep your belongings organized. Outside, the backyard is fully fenced and includes back-alley accessâ€”a rarity in this family-friendly area. With access to scenic walking trails and the river nearby, youâ€™ll enjoy all the beauty nature has to offer. This incredible home is move-in ready and waiting for you to create lasting memories. Embrace the improvements happening in this vibrant community and make it your own!

Built in 1989

Essential Information

MLS® #	A2192721
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,337
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6816 61 Streetclose
---------	---------------------

Subdivision	Liachuk
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1K5

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	6

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Dry Bar
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Other, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Cul-De-Sac, Gazebo, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2025
Days on Market	94
Zoning	RL

Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.