

# \$475,000 - 6019 69 Avenue, Rocky Mountain House

MLS® #A2230739

**\$475,000**

4 Bedroom, 3.00 Bathroom, 2,251 sqft

Residential on 0.15 Acres

Liachuk, Rocky Mountain House, Alberta

Nestled in the highly desirable neighborhood of the Lichak subdivision with easy access to walking trails, playground, and quick highway connections sits this charming 4 bedroom and 3 bathroom bungalow . With the easy maintenance of the exterior and all of the extensive and thoughtful interior upgrades have made this bungalow the perfect place to call home. New flooring throughout both main and lower level, brand new lighting installed for a bright and welcoming space, the kitchen and dinning area now flows with ease through a complete modern and well planed renovation . New cabinets , counters, and large working island that extends itself for additional seating, both the dinning and kitchen share the cozy gas fireplace , with all new appliances any chef will be delighted to host both family and dinner guest alike. Primary bedroom with private 3-piece ensuite and large closet, second and third bedrooms are both spacious and bright. The main floor bathroom has also been completely renovated with new sinks, vanity , tub , toilet , all new fixtures, tile work and flooring. The large and open family/games room layout allows for the openness with designated area for all the family movie nights, fitness equipment, office space and play area, large storage room, 3 pc bathroom and 4th bedroom that can host a king size bed with plenty of extra room. Through the garden door in the kitchen you will entre the back deck and can enjoy outdoor dinning and BBQs with quick access to your kitchen for prep and



clean up. The back yard has a new fence across the back that opens for extra parking or parking your RV, with both a front driveway and back alley access giving the bonus of extra parking space.

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230739    |
| Price          | \$475,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,251       |
| Acres          | 0.15        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6019 69 Avenue       |
| Subdivision | Liachuk              |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 1K6              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood,        |

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
|                 | Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating         | Fireplace(s), Forced Air, Natural Gas                        |
| Cooling         | Central Air                                                  |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| Fireplaces      | Gas                                                          |
| Has Basement    | Yes                                                          |
| Basement        | Finished, Full                                               |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Back Lane, Back Yard, Lawn, Interior Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 2               |
| Zoning         | Residenal       |

## Listing Details

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

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