

# \$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, Window Coverings, Washer/Dryer Stacked
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	34
Zoning	Residenal

## Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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