

# \$60,000 - 6913 58 Street, Rocky Mountain House

MLS® #A2192064

**\$60,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

River Road, Rocky Mountain House, Alberta

Looking for a terrific lot to build your dream home? Look no further! This affordable site is ready to build, bring your own builder or even your own blueprints and build yourself. The home that was here unfortunately burned down, the 40'x120' lot has been cleared, and is now ready for someone to build anew. To give you an idea of what was there, included in the photos is a plot plan and basic blueprints of the previous house. With having both street and rear lane access, the design and style of a new build would have several options. Not only does this location back directly onto green space but, directly across the street is access to hiking trails along the nearby North Saskatchewan River. Close to several city parks and a river, this location is also a quick getaway to Crimson Lake Provincial Park and its popular campgrounds and sand beaches. Discover living in vibrant Rocky Mountain house - it is one of the unappreciated gems of Alberta. Located in the beautiful rolling foothills and alongside the mighty North Saskatchewan River, this National Historic Site is the gateway to all the most appealing wilderness of the Rocky Mountains. A quick drive to Abraham Lake (of the famous frozen ice bubbles), located equidistant to the world-class Jasper and Banff national parks, and with access to several public land use areas, you're always surrounded by postcard views and recreational opportunities. This charming town on the rise has all the amenities you need-



schools, hospital, hotels, shopping, recreation, parks, golf, and so much more.Â

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2192064         |
| Price     | \$60,000         |
| Bathrooms | 0.00             |
| Acres     | 0.11             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6913 58 Street       |
| Subdivision | River Road           |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1V8               |

### Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Sewer Available, Water Available |
|-----------|--|

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Cleared, Few Trees |
|-----------------|---|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 89                 |
| Zoning         | R-2                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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