

\$499,000 - 6016 44 Avenue, Rocky Mountain House

MLS® #A2261666

\$499,000

5 Bedroom, 4.00 Bathroom, 1,957 sqft
Residential on 0.12 Acres

Creekside, Rocky Mountain House, Alberta

This spacious, bright and well located home has seen many quality upgrades in recent years making it ready to move in and make your own! Offering nearly 2000sqFt plus a developed basement, 5 bedrooms and 4 bathrooms. You will love the layout, many large windows letting the natural light pour in, high ceilings and modern updates throughout. The main level starts with a large entry way with coat closet, open sight lines through the kitchen, dining and living room, a half bath, laundry room with new washer/dryer (2023) and access to the attached garage. The kitchen was recently updated with new countertops, backsplash, hardware and some appliances. Featuring a corner pantry and an island with room for barstools. The upper level features a large bonus room perfect for a play room, family room or whatever your needs are. The primary bedroom is spacious and features a full ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The basement features a perfect space for a theatre room, family room, guest space and more. There are two more bedrooms and full bathroom here as well. The yard is a good size and is fully fenced and nicely landscaped with a gravel pad perfect for a kids play centre, fire pit area and more. This home has been well maintained and updated over the years including: 50 year shingles approx 2022, all new paint in 2023, updated trim and mouldings to modernize the finishing, new flooring on the



upper level, basement and stairs, air conditioning added, all new lighting, new countertops and backsplash and a new hot water tank 2024. The pride of ownership stands out and allows you to enjoy this home for yourself!

Built in 2007

Essential Information

MLS® #	A2261666
Price	\$499,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6016 44 Avenue
Subdivision	Creekside
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T1W4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks,
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	Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	RL

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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