

\$199,900 - 203, 5901 71 Avenue, Rocky Mountain House

MLS® #A2128030

\$199,900

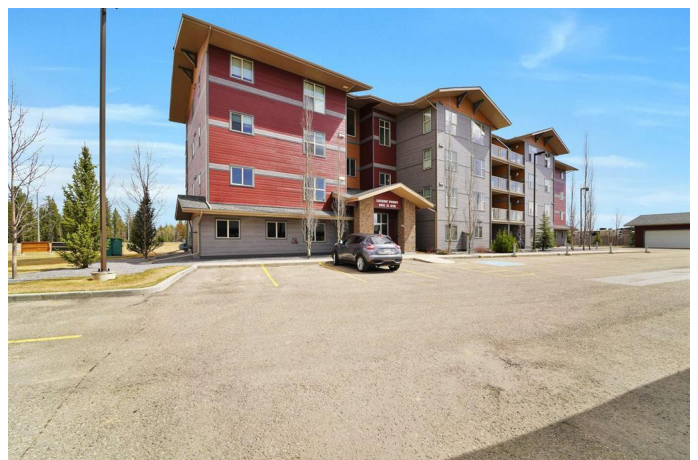
2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

LeCerf Point Condominiums Suite #203.

Modern 2 bedroom, 2 bathroom 2ND-floor suite on the west side of the building overlooking the parking lot. Open concept kitchen, living-dining area with the master to the right of the main living space the 2nd bedroom, and main bathroom to the left. Suite Features include In-floor heating with a localized Air Conditioner (Wall Unit), laminate flooring throughout the living area with carpeted bedrooms, an electric fireplace, a convenient in-suite laundry/storage room (located just off the kitchen), 4 appliances including stainless steel fridge, stove, dishwasher and over the range microwave, rich mahogany stained/colored modern kitchen cabinets, with soft closing doors, granite countertops throughout, natural gas line to the balcony. Building features allow for a worry-free lifestyle. The building offers an elevator, a small fitness room (4th floor), air-conditioned common areas, an integrated security system, and secured entrance, in-building mail delivery & pick-up, a sound barrier between floors, and professionally landscaped grounds. Suite 203 includes 2 titled covered parking carport stall. Annual taxes for unit+carport are \$2193.45+\$134.98+\$134.98 (\$2463.41), As of March 2023 monthly condo fees for unit+carport are \$467.01+\$12.29x2 (\$491.59), condo fees include water, sewer, garbage, and gas. TURN-KEY UNIT, your carefree life



awaits you!

Built in 2011

Essential Information

MLS® #	A2128030
Price	\$199,900
Sold Price	\$195,950
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	203, 5901 71 Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0B3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Carport, Covered, Owned

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	April 29th, 2024
Date Sold	July 25th, 2024
Days on Market	85
Zoning	R3
HOA Fees	0.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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