

\$224,900 - 202, 5901 71 Avenue, Rocky Mountain House

MLS® #A2155965

\$224,900

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

NONE, Rocky Mountain House, Alberta

This move-in ready condominium apartment is situated on the 2nd floor of LeCerf Point Condominiums. This 2011, 4-storey building is located at the north end of Rocky Mountain House and provides the ideal living accommodation for a carefree lifestyle. The space offers a bright and open floor plan with a modern design and décor. Spacious living room, functional Kitchen with dining area, 2 bedrooms, 2 bathrooms and laundry room. The living room provides access to a covered balcony facing a green space, and is equipped with gas BBQ hook ups. Additional features include granite counter tops, in-floor heat, air conditioning system, electric fireplace, and sprinkler and fire alarm systems. The building offers a secured entrance with mail delivery access and integrated security system. It also provides an elevator, a small fitness room, air conditioned common areas and visitor parking.

This unit includes a titled parking garage space as well as a titled carport parking stall. Condo fees of \$426.25/month (total amount for the condo unit, the garage space and the carport stall) include gas, water and sewer, garbage pickup, lawn and snow maintenance, maintenance of all common areas, building insurance and contribution to the reserve fund.

Total annual property taxes of \$2204.71 include the condo unit of \$1844.76, the garage space of \$224.97, and the carport stall of \$134.98. Great property made affordable!

Built in 2011



Essential Information

MLS® #	A2155965
Price	\$224,900
Sold Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 5901 71 Avenue
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0B3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

of Stories 4

Exterior

Exterior Features Other
Roof Asphalt Shingle
Construction Wood Frame

Additional Information

Date Listed August 8th, 2024
Date Sold September 14th, 2024
Days on Market 37
Zoning RF (Flexible residential)
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

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