

\$259,900 - 307, 5901 71 Avenue, Rocky Mountain House

MLS® #A2172958

\$259,900

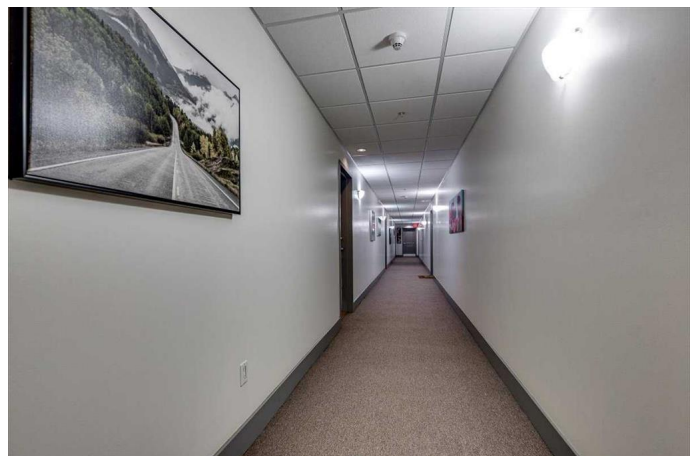
2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Enjoy the maintenance free lifestyle that you deserve & still have a single garage! This bright & airy end unit 307, is located on the south end of the building, features a fantastic open layout with a modern design & colors, with tons of windows, central air, underfloor heat, in unit laundry, 2 bedrooms & 2 full baths! The living room features a beautiful electric fireplace, open to the dining room & kitchen area.

The kitchen is perfect for the chef with 4 stainless appliances, granite countertops, an island & a kitchen sink with a view, or bbq on this covered deck with a gas line for convenience. Primary bedroom is a good size, has a large west window & with walk in closet & a 3 piece ensuite with corner shower. 2nd bedroom features 2 windows & hardwood flooring. Main bath features tub/shower combo. Laundry room area has enough room for a freezer & extra storage. This unit has one of the single garage spaces (separately titled) & has the best parking spot assigned #1, close to the front door. The building has a secured entrance with mail in the lobby, integrated security system, elevator, small fitness room, air conditioned common areas, visitor parking & is serenely decorated throughout the building. Condo fee is \$481.75, includes water, heat, building insurance, garbage, sewer, maintenance of common areas & reserve fund contribution. Experience the best of condo living with a



strong reserve fund & a secure building with a private garage! Tax amount is \$2102.48 & garage tax is \$224.97. Pets are allowed with approval from board!

Built in 2011

Essential Information

MLS® #	A2172958
Price	\$259,900
Sold Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 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, Snow Removal, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Garage Door Opener, Insulated, Stall, Assigned, Plug-In, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, No Animal
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	Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, None, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	October 14th, 2024
Date Sold	October 30th, 2024
Days on Market	16
Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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