

# \$1,500,000 - 5111, 53 Street, Rocky Mountain House

MLS® #A2213865

**\$1,500,000**

0 Bedroom, 0.00 Bathroom, 7,335 sqft

Multi-Family on 0.21 Acres

NONE, Rocky Mountain House, Alberta

Multi level assisted living facility for sale! 2017 built - 7,819 square foot assisted living facility providing a total of 6 suites with a total of 9 billable rooms. The main floor of the building has three suites, a laundry room, storage room, mechanical room and storage room. A common hallway leads from the front entrance on the west side of the building to the rear on the east. All suites have a kitchen, dining area, bathroom and living room. The second level has one large suite which houses four individual rooms, a dining area, kitchen, office, living room and two large bathrooms and one 2-piece washroom. The third level contains two private suites. Each unit has a kitchen, living room, dining room, den and bathroom. Also on this level is a furnace room and utility/storage room. Building was designed with accessibility in mind. Elevator for tenants use and extra parking behind the building. Also features a secure entrance with intercom and fob entrance. Must be seen to be appreciated!

Built in 2017

## Essential Information

MLS® #	A2213865
Price	\$1,500,000
Bathrooms	0.00
Square Footage	7,335
Acres	0.21



Year Built	2017
Type	Multi-Family
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	5111, 53 Street
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1E4

### **Amenities**

Parking Spaces	8
Parking	Alley Access, Asphalt, On Street, Parking Pad

### **Interior**

Interior Features	Elevator, Granite Counters, Open Floorplan
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	123
Zoning	RM

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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