# \$1,434,900 - 5111, 53 Street, Rocky Mountain House

MLS® #A2213865

### \$1,434,900

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 font 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

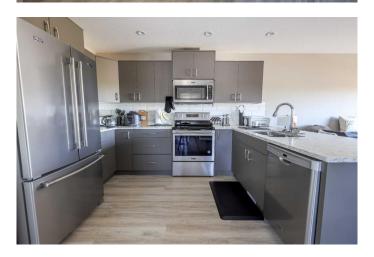
#### **Essential Information**

MLS® # A2213865 Price \$1,434,900

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 Granite Counters, Open Floorplan, Elevator

Heating Forced Air, Natural Gas, In Floor

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 198 Zoning RM

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.