

# \$235,000 - 303, 5901 71 Avenue, Rocky Mountain House

MLS® #A2230657

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.00 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Modern and move-in ready, this 3rd-floor, 2-bedroom, 2-bathroom suite is located on the west side of the building, offering views over the parking lot, with glimpses of mountain peaks on a clear day from your private balcony.

The open-concept layout features a bright kitchen, living, and dining area, with the primary bedroom and ensuite conveniently located to the right, and the second bedroom and main bathroom to the left.

Suite Highlights:

• In-floor heating with a wall-mounted localized air conditioning unit

• Laminate flooring throughout main living areas, with carpeted bedrooms

• Electric fireplace

• In-suite laundry and storage room located just off the kitchen

• Four appliances included: stainless steel fridge, stove, dishwasher, and over-the-range microwave

• Granite countertops throughout and soft-close modern kitchen cabinetry

• Natural gas line to the balcony—ideal for a BBQ setup

Building Amenities:

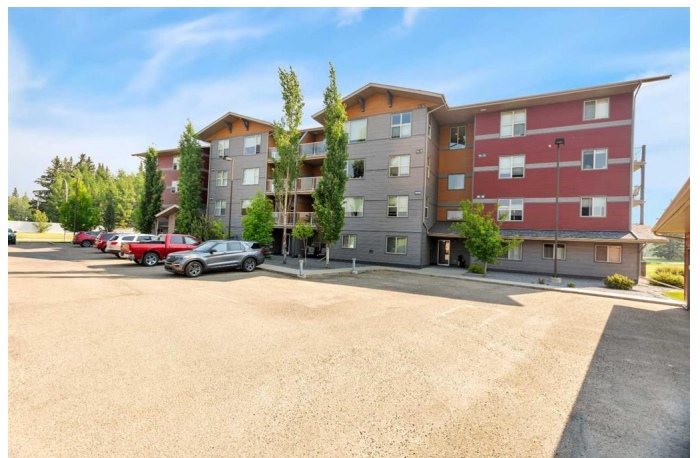
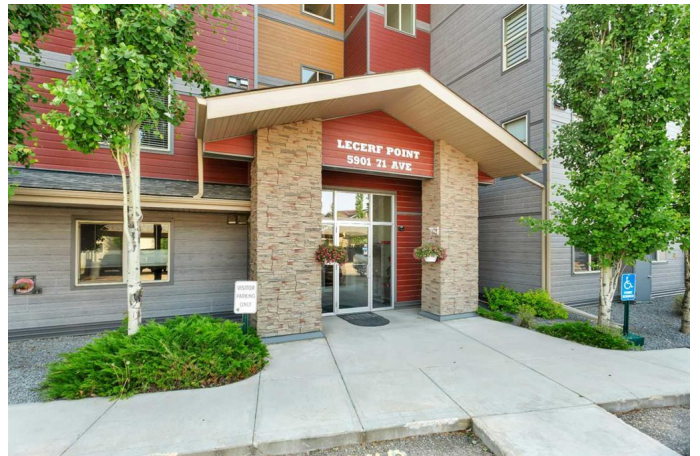
Enjoy a carefree, low-maintenance lifestyle with building features such as:

• Elevator access

• Small fitness room (4th floor)

• Air-conditioned common areas

• Secured entrance and integrated security



system

â€¢ In-building mail delivery and pickup

â€¢ Sound barriers between floors

â€¢ Professionally landscaped grounds

This unit includes 2 title parking stalls under the covered carport. An ideal blend of style, functionality, and effortless everyday living.

Enjoy the ease of condominium living in a beautifully maintained setting.

Built in 2011

### Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2230657         |
| Price          | \$235,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,074            |
| Acres          | 0.00             |
| Year Built     | 2011             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303, 5901 71 Avenue  |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 0B3              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Covered, Carport, Owned               |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                      |
| Heating           | In Floor, Natural Gas                                                            |
| Cooling           | Wall Unit(s)                                                                     |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Electric, Living Room                                                            |
| # of Stories      | 4                                                                                |
| Basement          | None                                                                             |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 13              |
| Zoning         | R3              |
| HOA Fees       | 493             |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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