

# **\$359,000 - 10, 5905 71 Avenue, Rocky Mountain House**

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MLS® #A2233861

**\$359,000**

3 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.00 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Affordable Comfort in Rocky Mountain House! This well-kept townhouse offers the perfect mix of modern living and small-town charm. Featuring 3 bedrooms, 2.5 bathrooms, and an attached garage, this home is ideal for families, first-time buyers, or anyone looking to downsize without sacrificing space or convenience.

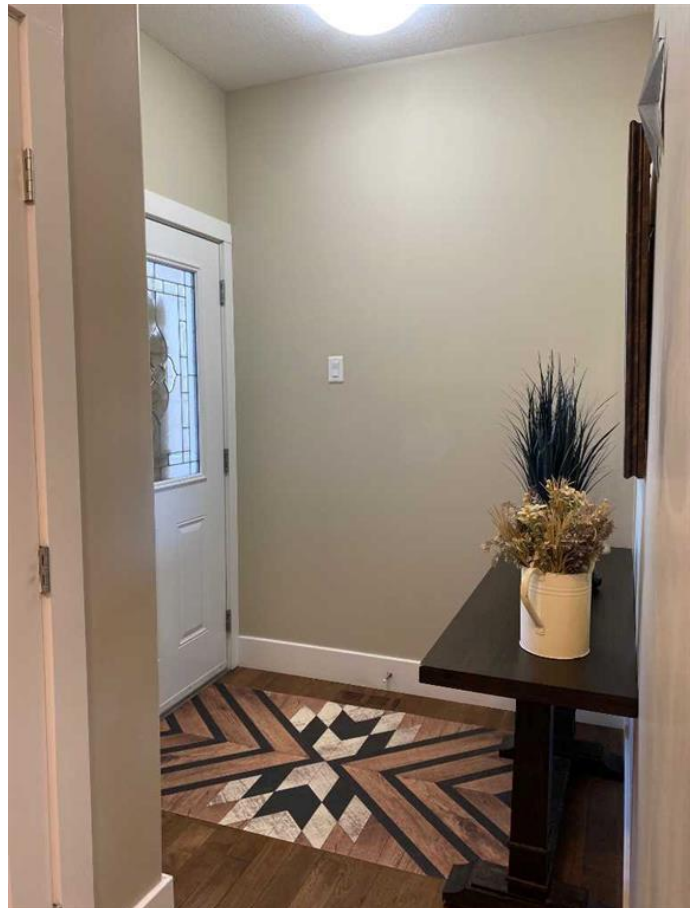
The bright and open main floor includes a gas fireplace, large windows, hardwood floors, a functional kitchen with stainless steel appliances, and a cozy dining and living area. Upstairs, you'll find your upper level laundry room, a flex space, a spacious primary bedroom that will fit a king bed with a walk-in closet and ensuite, plus two additional bedrooms that will fit queen beds and a full bathroom.

The basement adds that extra living space that can be used as a man cave, family room or the kids zone—with the rough-in plumbing already in place for a future bathroom.

Located close to parks, walking trails, and all the amenities Rocky Mountain House has to offer.

Move-in ready and full of potential—schedule your showing today!

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233861      |
| Price          | \$359,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,387         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10, 5905 71 Avenue   |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T0A6               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Oven   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

|                   |                              |
|-------------------|------------------------------|
| Basement          | Full, Partially Finished     |
| <b>Exterior</b>   |                              |
| Exterior Features | None                         |
| Lot Description   | Back Lane, Lawn, Level       |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Vinyl Siding, Wood |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 16              |
| Zoning         | R3              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal Lepage Tamarack Trail R |
|----------------|-------------------------------|



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