# \$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 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

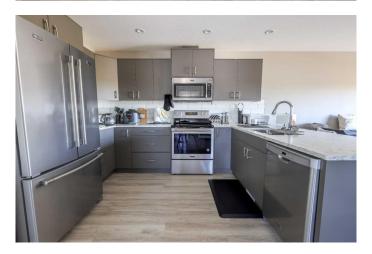
#### **Essential Information**

MLS® # A2213865 Price \$1,500,000

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 4

Zoning RM

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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