

# \$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:

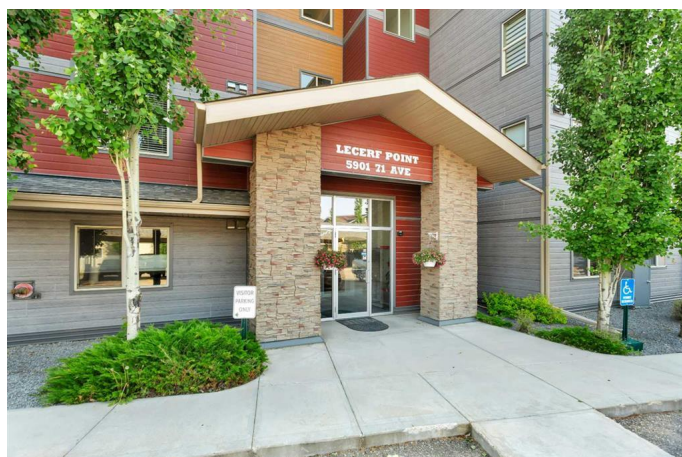
Enjoy a carefree, low-maintenance lifestyle with building features such as:

- 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	10
Zoning	R3
HOA Fees	493
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX real estate central alberta
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