

# \$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 front 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	64
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.