

# **\$340,000 - 9, 5905 71 Avenue, Rocky Mountain House**

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MLS® #A2190674

**\$340,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Rocky Mtn House, Rocky Mountain House, Alberta

Located in the foothills of the Rocky's in the quaint town of Rocky Mountain House. A town home condo that offers a life style you can embrace with ease and enjoy the great outdoors of the west country all year. This 3 bedroom, 3 bathroom home has been built with materials technology in energy efficiency for your personal comfort. Ceiling height hardwood maple cabinetry increases the storage space of the kitchen and will delight any chef. The Kitchen island features a breakfast bar for additional seating. Quartz countertops offer extended working space. A walk through pantry that was strategically planned to serve for dual entry from the garage to the kitchen. Gas fireplace can be viewed and enjoyed by all throughout the main living space. Double garden doors lead from the dining room to a large deck for outdoor entertaining. The second level hosts an open office/den, laundry room, 4 pc bathroom, 2 bedrooms and a primary bedroom with walking closet and en-suite bathroom. Double car garage and fenced in back yard, makes this a ready to move in living space to call home. Condo Fee : \$300.00 monthly.

Built in 2015

## **Essential Information**

MLS® #                      A2190674

Price                        \$340,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9, 5905 71 Avenue    |
| Subdivision | Rocky Mtn House      |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T 0A6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Range Hood |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Playground                      |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Concrete, Vinyl Siding, Asphalt |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 75                 |
| Zoning         | R3                 |

**Listing Details**

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

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