

# **\$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	73
Zoning	R3

### **Listing Details**

Listing Office	Royal Lepage Tamarack Trail Realty
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