

5111, 53 Street  
Rocky Mountain House, Alberta

MLS # A2213865



**\$1,434,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Multi-Family/Apartment	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	7,335 sq.ft.	<b>Age:</b> 2017 (9 yrs old)
<b>Beds:</b>	-	<b>Baths:</b> -
<b>Garage:</b>	Alley Access, Asphalt, On Street, Parking Pad	
<b>Lot Size:</b>	0.21 Acre	
<b>Lot Feat:</b>	Back Lane, Cleared	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Open Floorplan		

**Inclusions:** 5 washing machines, 5 dryers, 6 fridges (2 with freezers), 3 stand alone freezers, 3 convection microwaves, 3 range microwaves, 3 stoves, 3 dishwashers, 3 built in hot plates., Window coverings, door fobs for tenants to access

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!