



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5111, 53 Street  
Rocky Mountain House, Alberta

MLS # A2213865



**\$1,434,900**

Division:	NONE		
Type:	Multi-Family/Apartment		
Style:	Apartment-Single Level Unit		
Size:	7,335 sq.ft.	Age:	2017 (8 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Asphalt, On Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Cleared		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Mixed

**Foundation:** Poured Concrete

**Features:** Elevator, Granite Counters, Open Floorplan

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** RM

**Utilities:** -

**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!