



THE
A-TEAM

**RE/MAX
FIRST**

21 WEDDERBURN Gate, Okotoks T1S5X2

MLS® #: **A2121660**

Area: **Wedderburn**

Listing Date: **04/10/24**

List Price: **\$725,000**

Status: **Active**

County: **Foothills County**

Change: **+\$20k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Okotoks

Year Built:

2024

Lot Information

Lot Sz Ar:

3,918 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,836

Low Sqft:

Ttl Sqft:

1,836

DOM

39

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Int Feat:

Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom - Primary

Bedroom

5pc Ensuite bath

Level

Second

Second

Second

Dimensions

14`3" x 13`7"

10`7" x 9`3"

11`0" x 9`8"

Room

Bedroom

2pc Bathroom

4pc Bathroom

Level

Second

Main

Second

Dimensions

10`7" x 9`7"

5`0" x 4`11"

7`10" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2410117

Zoning:

TN

Remarks

Pub Rmks:	Please visit the show home for further questions - Welcome to Wedderburn and this brand new home built by the award winning builder Prominent Homes. The main floor features a chic Kitchen, open concept design and a large deck that spans the width of the house. The upper floor has 3 large bedrooms including a Primary bedroom with luxurious 5 piece ensuite and nice size walk-in closet. It also has a bonus room that is a great space for growing families. Possession will be Fall 2024. Call to book your private showing today or visit our show home located at 8 Emerson Crescent.
Inclusions:	N/A
Property Listed By:	eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123