



THE
A-TEAM

**RE/MAX
FIRST**

105 STANLEY Avenue #B, Okotoks T1S 1H8

MLS® #: **A2122235**

Area: **Heritage Okotoks**

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

List Price: **\$324,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Okotoks

Year Built:

1981

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

539

Low Sqft:

Ttl Sqft:

539

Lot Shape:

DOM

39

Layout

Beds:

3 (1 2)

Baths:

1.0 (1 0)

Style:

Bi-Level

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Landscaped

Alley Access,Assigned,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Primary Downstairs,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`3" x 10`4"
Dining Room	Main	13`7" x 7`0"
Bedroom - Primary	Basement	13`3" x 10`1"
4pc Bathroom	Basement	8`1" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`3" x 7`11"
Bedroom	Main	8`7" x 8`5"
Bedroom	Basement	10`11" x 8`5"
Laundry	Basement	11`9" x 5`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$259

Fee Simple

NC

Fee Freq:

Monthly

Legal Desc:

8311733

Remarks

Pub Rmks:

Investors Alert .. No work needed and Low condo fees that take care of the outside yard and maintenance! The Ideal property at an affordable price in a great location! This Bi-Level condo project consists of 4 Plexes and this unit location is great as it faces the street. The condition is fantastic with a complete Reno about 4 years ago of approximately \$140K. The Kitchen had a total replacement with cabinets to the ceiling, all of the appliances and fixtures, all new lights, paint, flooring and the 4 piece bathroom including all fixtures and floors. The Comfort and economy of a high efficient furnace even adds more to this property. With some new windows, High quality laminate, Vinyl Tile, Lino, New trims and doors throughout, and modern knock down ceilings there is nothing else needed! The warm morning sun greets you and your coffee on the front deck to start the day! Existing tenants are long term fantastic people and would like to stay for many years to come. Current lease is until Dec 31/24 and must be assumed by the buyer. Great location close to everything you need!

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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







