



THE
A-TEAM

**RE/MAX
FIRST**

139 NORTHGATE Drive, Okotoks T1S 1A2

MLS® #: **A2124233**

Area: **North Gateway**

Listing Date: **04/19/24**

List Price: **\$3,988,800**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Okotoks

Year Built:

1974

Lot Information

Lot Sz Ar:

777,110 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,002

Low Sqft:

Ttl Sqft:

2,002

DOM

30

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Level,Many Trees,Private

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Wood Frame,Wood Siding

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Beamed Ceilings,Ceiling Fan(s),Jetted Tub

Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Basement	37`3" x 13`4"
Game Room	Basement	28`6" x 15`0"
Other	Basement	7`0" x 10`7"
Other	Basement	18`8" x 9`6"
Laundry	Main	10`7" x 8`7"
Family Room	Main	10`10" x 15`0"
Living Room	Main	17`8" x 14`11"
Bedroom - Primary	Main	15`11" x 10`11"
3pc Ensuite bath	Main	5`5" x 10`11"
Bedroom	Main	9`10" x 18`11"

Room	Level	Dimensions
Den	Basement	19`8" x 11`1"
Family Room	Basement	18`5" x 13`5"
3pc Bathroom	Basement	7`4" x 13`1"
2pc Bathroom	Main	3`3" x 8`7"
Kitchen	Main	10`10" x 12`1"
Breakfast Nook	Main	7`2" x 11`1"
Dining Room	Main	19`6" x 13`4"
4pc Bathroom	Main	8`10" x 7`6"
Bedroom	Main	10`0" x 15`2"

Title:
Fee Simple
Legal Desc:

Zoning:
ALH

8610537

Remarks

Pub Rmks:

INVESTMENT OPPORTUNITY - 17.8 ACRES OF PRIME DEVELOPMENTAL LAND WITHIN OKOTOKS BOUNDARY! The Area Structure Plan is approved for future business park for commercial/light industrial application - this combined with its location right by the Okotoks GM and Honda dealership make this a good investment - the city of Okotoks is growing and large parcels of land such as this make for a GREAT investment for future development. In addition to this, there is an existing bungalow (total living space: 3700+ sqft) on the parcel featuring 3 Bedrooms, 3.5 Bathrooms, Dual attached garage, HOT TUB and COVERED PATIO - PERFECT FOR BUYING & HOLDING! There is potential with this parcel especially for the seasoned investors/developers!

Inclusions:
Property Listed By:

Hot Tub
Real Broker

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











