



THE
A-TEAM

**RE/MAX
FIRST**

23 WEDDERBURN Gate, Okotoks T1S5X2

MLS® #: **A2126639**

Area: **Wedderburn**

Listing Date: **04/26/24**

List Price: **\$699,900**

Status: **Active**

County: **Foothills County**

Change: **None**

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:

1,813

Low Sqft:

Ttl Sqft:

1,813

DOM

23

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, Refrigerator

Int Feat:

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4' 5" x 5' 9"	5pc Ensuite bath	Second	11' 0" x 9' 8"
Bedroom - Primary	Second	13' 7" x 14' 3"	Bedroom	Second	10' 7" x 9' 7"
4pc Bathroom	Second	6' 0" x 4' 10"	Bedroom	Second	10' 7" x 9' 7"
			Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		TN	
Legal Desc:	2410117	Remarks	
Pub Rmks:	Please visit the show home for further questions - Welcome to the new community of Wedderburn! This is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen, nice size island, Nook and Family Room. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be in Fall of 2024. Please visit the Prominent Homes Show home located at 8 Emerson Crescent or Call to book your private showing today!		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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

