

2 ELMA Street, Okotoks T1S 1J7

07/18/24 MLS®#: A2150507 Area: **Heritage Okotoks** Listing List Price: **\$1,459,000**

Status: **Pending** Change: None Association: Fort McMurray County: **Foothills County**

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 1903 Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat:

Residential

Okotoks Finished Floor Area Abv Saft:

Low Sqft:

11,733 sqft Ttl Sqft: 4,290

4,290

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

12

3.5 (3 1)

3 Storey

60

Back Yard, Corner Lot, Front Yard, Landscaped

Alley Access, Off Street, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Heating: Forced Air

Sewer:

Ext Feat: None Construction: **Wood Frame**

Flooring:

Hardwood, Laminate, Vinyl Plank

Water Source: Fnd/Bsmt:

Brick/Mortar, Poured Concrete

Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener Kitchen Appl:

Int Feat: High Ceilings, No Animal Home, No Smoking Home

Utilities:

Room Information

<u>Level</u> Level Room **Dimensions** Room **Dimensions Bedroom** Second 13`9" x 13`9" **Bedroom** Second 15`4" x 11`5" **Living Room** Second 18`5" x 15`2" Kitchen Second 22`0" x 12`5" Second 13`2" x 11`5" Den **Family Room** Second 13`3" x 9`11" 3pc Bathroom Second 2pc Ensuite bath Second

Bedroom - Primary 22`10" x 12`3" 3pc Ensuite bath Second Third

Den	Third	12`7" x 8`8"	3pc Ensuite bath Legal/Tax/Financial	Third
Title:		Zoning:		
Fee Simple		D		
Legal Desc:	4563I			
	Remarks			
Pub Rmks: Inclusions:	Income generator and heritage home all in one, the opportunities and ways you can use this home are endless. Located just steps off the beautiful Elizabeth Street in Old Town Okotoks. Located on a massive corner lot on Elma street, with ample parking (12 stalls) back alley access and street parking. There are 3 wonderful tenants that lease 3 separate income generating spaces on the main floor. Each leased space has its own entrance and bathroom recently renovated to be unique and tasteful to each lessor. Upstairs there is over 2282 square feet of living space, with an additional 931 square feet of storage in the basement. 2 bedrooms with attached bathrooms each, and the master suite is located on the 3rd floor in an open concept loft space with attached 3 piece bathroom. 4 separate entrances to the upstairs make the potential for the upper levels endless. Turn it into an AirBNB, create more office spaces to lease out and still have room to have a small rental apartment. All renos that have been done have been keeping the heritage home aspect in mind and the upkeep has been meticulously done over the past years. The back yard has been prepared for a garage with a potential carriage house addition. Fridge in Salon			
Property Listed By:	Century 21 Foothill	s Real Estate		

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