



THE
A-TEAM

**RE/MAX
FIRST**

29 N RAILWAY Street #301, Okotoks T1S 1J3

MLS®#: **A2151322** Area: **Heritage Okotoks** Listing Date: **07/20/24** List Price: **\$354,900**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,134**
 Low Sqft:
 Ttl Sqft: **1,134**

Assigned, Plug-In, Stall

DOM

58
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air, Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 12`2"	Bedroom	Main	9`11" x 13`8"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$642** Title: **Fee Simple** Zoning: **D**
 Fee Freq: **Monthly**

Legal Desc: **0510029**

Remarks

Pub Rmks: **Check out this super chic condo right in the heart of downtown Okotoks! You're literally steps away from the cutest boutique, shops, cozy coffee spots, and the gorgeous Sheep River with its amazing walking paths. This 1130+ sqft gem is flooded with natural light and boasts 2 spacious bedrooms, 2 stylish baths, a newly revamped kitchen with a massive island, stunning granite counters, sleek hardwood floors, and a cozy gas fireplace in the living room. Plus, there's a great-sized balcony with a fab view of Olde Downtown Okotoks. Pet approval up to 50 kg, too! This is your chance to snag an amazing home in a prime location!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Complete Realty**

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