



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 ELMA Street, Okotoks T1S1K3**

MLS®#: **A2153110**

Area: **Heritage Okotoks**

Listing Date: **09/06/24**

List Price: **\$350,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **1930**  
Lot Information  
Lot Sz Ar: **6,243 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,262**  
Low Sqft:  
Ttl Sqft: **1,262**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Dog Run Fenced In,Front Yard,Lawn,Landscaped,Private,Rectangular Lot,Treed**

Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Fire Pit,Garden**

Construction: **Stucco**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 12`0"	Flex Space	Main	16`0" x 11`3"
Bedroom - Primary	Main	17`6" x 14`3"	Bedroom	Main	13`2" x 12`0"
Kitchen With Eating Area	Main	13`2" x 12`0"	4pc Bathroom	Main	6`0" x 5`1"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1420L**

Zoning: **TN**

Remarks

Pub Rmks: **Attention Investors or property developers! An older home on a prime lot in the district of Heritage. A 1262 sq ft bungalow on a 6243 sq ft lot in a quiet location, close to downtown and other amenities. Opportunity to hold as an income producing property or consider re-development. Long term tenant would like to stay, if possible. Minimum 24 hours required for all viewings with no exceptions.**

Inclusions: **N/A**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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







