



THE
A-TEAM

**RE/MAX
FIRST**

113 HERITAGE Drive, Okotoks T1S 1M4

MLS® #: **A2158617** Area: **Heritage Okotoks** Listing Date: **08/22/24** List Price: **\$134,900**
Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Okotoks**
Year Built: **2017**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,203**
Low Sqft:
Ttl Sqft: **1,203**

DOM

28
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Corner Lot,Lawn**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat:

Construction:
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat:
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|--------------|-------------------|-------|----------------|
| Entrance | Main | 5`6" x 9`9" | Living Room | Main | 14`9" x 14`10" |
| Dining Room | Main | 7`7" x 10`9" | Kitchen | Main | 10`10" x 13`5" |
| Laundry | Main | 6`1" x 8`6" | Bedroom - Primary | Main | 11`0" x 14`9" |
| Bedroom | Main | 8`5" x 12`3" | Bedroom | Main | 6`9" x 9`0" |
| 4pc Bathroom | Main | 5`0" x 9`0" | 4pc Ensuite bath | Main | 5`0" x 9`0" |

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks: **Welcome to 113 Heritage Drive - Your Cozy Retreat in Okotoks Village! This charming 3-bedroom, 2-full bathroom mobile home is the perfect blend of comfort and convenience. With a vaulted ceiling in the living room, you'll love the spacious and airy feel as soon as you walk in. The open-concept kitchen seamlessly connects to the living area, creating an inviting space that's perfect for entertaining or simply enjoying a quiet evening at home. The neutral color palette throughout provides a warm and welcoming atmosphere, ready for you to add your personal touch. Nestled in the heart of Okotoks Village, this small, well-established manufactured home community spans over 16+ well-wooded acres, offering plenty of space and privacy. With just 104 large homesites, you'll enjoy a peaceful and friendly neighborhood vibe. Plus, you're just minutes away from Kinsmen Park, schools, shopping, and local businesses, making daily life a breeze. Whether you're a family looking for a new beginning, a retiree seeking a peaceful retreat, or a pet owner wanting the perfect space for your furry friend, Okotoks Village at 113 Heritage Drive is the place for you. Important Notice for Realtors: All potential buyers must be community-approved by Cove. Individuals with a criminal background are not permitted in our communities. Approval Process: Pay a non-refundable \$250 application fee (money order to Okotoks - Venture I, Inc. or in-office via debit). Submit completed and signed application, general authorization, and Triton forms for all adult occupants. Provide proof of income (e.g., 3 months of pay stubs, bank statements, employer references, etc.) for all adult occupants. Submit 2 forms of ID (e.g., driver's license, passport, birth certificate, AB Health Card) for all adult occupants. Application forms are available at our office (#200, 6220 17th Avenue SE, Calgary, AB T2A 7H4) or by email but must be returned in person. Additional Information: Monthly lot rent includes sewer, water, and garbage. A maximum of two pets per home is allowed (2 cats, 2 dogs, or 1 dog and 1 cat). Each pet requires a one-time, non-refundable fee of \$200.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











