



THE
A-TEAM

**RE/MAX
FIRST**

9 ELMA Street, Okotoks T1S 1J7

MLS® #: **A2158926** Area: **Heritage Okotoks** Listing Date: **08/20/24** List Price: **\$699,000**
 Status: **Active** County: **Foothills County** Change: **-\$51k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **1900** Abv Sqft: **2,498**
Lot Information Low Sqft:
 Lot Sz Ar: **8,008 sqft** Ttl Sqft: **2,498**
 Lot Shape:

DOM

92
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 5`8"	Bedroom	Main	12`5" x 9`10"
Dining Room	Main	14`8" x 12`10"	Dining Room	Main	10`7" x 6`0"
Kitchen	Main	10`7" x 11`5"	Living Room	Main	12`2" x 12`0"
4pc Bathroom	Second	10`5" x 7`7"	Bedroom	Second	11`0" x 15`11"
Den	Second	14`9" x 5`8"	Kitchen	Second	14`9" x 15`3"
Bedroom - Primary	Second	10`11" x 15`5"	Bonus Room	Third	12`3" x 17`4"
Family Room	Third	12`4" x 20`1"			

Title:
Fee Simple
Legal Desc:

Zoning:
D

1655

Remarks

Pub Rmks:

This charming property immediately captures attention with its historic allure. Originally the residence of Okotoks' first mayor, Mr. Frederick Stockton, this home dates back to the early 1900s and is now ready for its next chapter. Steeped in history, this versatile property has served various purposes over the years: as a doctor's office, a family home, an investment property, and now it awaits new owners to shape its future. Zoned HMU (Heritage Mixed Use), this property offers unique potential for both residential and specialized commercial uses, making it ideal for a boutique storefront or a distinctive home. The main floor features a bedroom, a 4-piece bath, and a spacious, functional kitchen. The layout is adaptable, with ample space on every level to accommodate a business. Upstairs, you'll find additional space that could be utilized for business purposes or transformed into two full-sized bedrooms with a 4-piece bath. The basement has been recently excavated and includes a new concrete foundation with two walk-up entrances. Additionally, the third floor boasts a versatile loft area with similar potential. Set on two legal lots, the property benefits from a large yard surrounded by mature trees. Located in a prime area with endless possibilities, this property invites you to continue its legacy, whether as a business venture or a family home. Seize the opportunity to preserve and rejuvenate this historic gem.

Inclusions:
Property Listed By:

**Washer, Dryer, Stove-Electric, Refrigerator, Storage Shed
CIR Realty**

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







