



THE
A-TEAM

**RE/MAX
FIRST**

12 CIMARRON Common #2409, Okotoks T1S 2G1

MLS® #: **A2161832** Area: **Cimarron** Listing Date: **08/30/24** List Price: **\$289,900**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

113
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`2" x 10`7"	Bedroom	Main	11`10" x 10`1"
4pc Ensuite bath	Main		4pc Bathroom	Main	
Kitchen	Main	11`0" x 9`2"	Laundry	Main	
Dining Room	Main	11`10" x 9`6"	Living Room	Main	14`1" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$504

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0411494**

Remarks

Pub Rmks: **NEW PRICE FOR THIS VACANT CONDO ON THE TOP FLOOR! This north facing 2 BED 2 BATH condo is in the desirable Cimarron Common development. This condo unit benefits from a TITLED UNDERGROUND PARKING STALL. In summer, you can bbq on the north facing covered deck. This unit is vacant so quick possession is possible. Note the in-suite laundry and 4 piece ensuite with good clothes storage in the walk thru closet. The condo is wonderfully located close to the walk in clinic, and many shops and services including Sobeys and Canadian Tire. Condo fees include all utilities: power, gas and water so that you get to keep more of your money once the condo fees are paid! Don't miss out on this one. Bring your decorating ideas to make this top floor condo your own,**

Inclusions: **NONE**
Property Listed By: **Prairie Management & Realty Inc.**

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











