



THE
A-TEAM

**RE/MAX
FIRST**

16 POPLAR Avenue #201, Okotoks T1S 1Z4

MLS® #: **A2162392**

Area: **Heritage Okotoks**

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

List Price: **\$269,900**

Status: **Active**

County: **Foothills County**

Change: **-\$14k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **905**
Low Sqft:
Ttl Sqft: **905**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

135
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Off Street,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Elevator,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`4" x 23`6"	Laundry	Main	18`7" x 25`5"
Furnace/Utility Room	Main	18`7" x 24`7"	Living Room	Main	39`11" x 45`5"
Dining Room	Main	21`4" x 22`5"	Kitchen	Main	32`0" x 32`3"
Bedroom - Primary	Main	39`4" x 42`8"	Bedroom	Main	37`6" x 38`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$633

Fee Simple

D

Fee Freq:

Monthly

Legal Desc: 0012525

Remarks

Pub Rmks: **Welcome to this lovely, spacious corner condo unit with plenty of natural light through the large windows, in a great location, in Poplar Green, a short walking distance to the Sheep River Pathway, Old Towne Okotoks, close to coffee shops, restaurants, schools and shops. A must to view with 9 ft ceilings, an inviting open plan with a cozy, corner gas fireplace in the living area open to the kitchen with white cabinetry and breakfast bar as well as a dining area. Two bedrooms with bay windows (one currently used as an office setting) a 4 piece bath with access from the master bedroom, laundry & a utility room, both with storage. Patio doors from the dining area to your private deck with views of trees and the hillside. The unit is situated on the 2nd floor of this quiet, secure building which has an elevator, is professionally managed with no age restrictions and a quick possession is possible. One assigned parking stall with electrical plug ins, storage lockers and a bike room are all available for your use. If you are looking for a quiet, established area of town to live in, this could be the one for you!**

Inclusions: N/A

Property Listed By: RE/MAX Southern Realty

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









