



THE
A-TEAM

**RE/MAX
FIRST**

109 ELMA Street, Okotoks T1S 1J9

MLS® #: **A2163895**

Area: **Heritage Okotoks**

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

List Price: **\$568,888**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1926**

Finished Floor Area

Abv Sqft: **945**
Low Sqft:
Ttl Sqft: **945**

Lot Information

Lot Sz Ar: **5,750 sqft**
Lot Shape:

DOM

10
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s)**
Park Feat: **Alley Access,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`6" x 13`6"
Bedroom - Primary	Main	11`6" x 10`0"
Bedroom	Lower	12`8" x 12`0"
4pc Bathroom	Lower	10`0" x 7`0"

Room	Level	Dimensions
Eat in Kitchen	Main	13`6" x 13`4"
Bedroom	Main	11`0" x 10`4"
4pc Bathroom	Main	8`0" x 5`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1420L

D

Remarks

Pub Rmks:

Enjoy the quaint lifestyle and ambiance of historical Elma Street with its' charming heritage homes and shops surrounded by towering mature trees, yet conveniently close the Old Towne Okotoks shopping district. This property offers a lovely residential bungalow style home with potential for a business plus additional structures (within town guidelines for lot coverage). The large lot is beautifully landscaped with mature trees, offering peace and privacy while enjoying morning coffee or outdoor entertaining from the private back deck. Additional separate back entrance with a few steps directly down to basement is ideal for residential or business uses. Single detached garage plus three additional parking spaces and back lane access. Plenty of 1920's character throughout the home with original fir baseboards and casings, vintage doors and a lovely sculptured living room ceiling, meticulously maintained and tastefully decorated with thoughtful detail in maintaining it's vintage character. Total of 1,600 sq. ft. of living space including 3 bedrooms, 2 full bathrooms, spacious living room (could be living and dining combination), and bright eat-in kitchen with outside access to sunny south back deck. Two bedrooms and 4-piece bathroom on main level. Lower level has separate walk-up entrance and is partially developed with spacious 3rd bedroom, 4-piece bathroom, and laundry area with roughed-in plumbing for potential suite development (upon town approval). Several recent upgrades and updates since 2022 including: complete electrical overhaul with plenty of panel space to include additions, underground basement plumbing running to sewage lift station with macerating pump, water softener, efficient side vent hot water tank, central A/C, new thermostat system, lower 4-piece bathroom and bedroom, lower plumbing to accommodate kitchenette or basement bar area, interior paint and carpet, fridge/stove, bathroom upgrades, appliances. This is the perfect home and location for trendy downtown living with additional potential for business uses.

Inclusions:

Property Listed By:

White refrigerator in basement (as is)

Real Estate Professionals Inc.

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









