



THE
A-TEAM

**RE/MAX
FIRST**

100 BANNISTER Drive #1113, Okotoks T1S 5Y2

MLS® #: **A2167180**

Area: **Wedderburn**

Listing Date: **09/23/24**

List Price: **\$414,462**

Status: **Active**

County: **Foothills County**

Change: **+\$12k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **897**
Low Sqft:
Ttl Sqft: **897**

DOM

89

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Basketball Court,BBQ gas line,Courtyard,Storage**

Construction:

Brick,Cement Fiber Board,Concrete,Metal Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

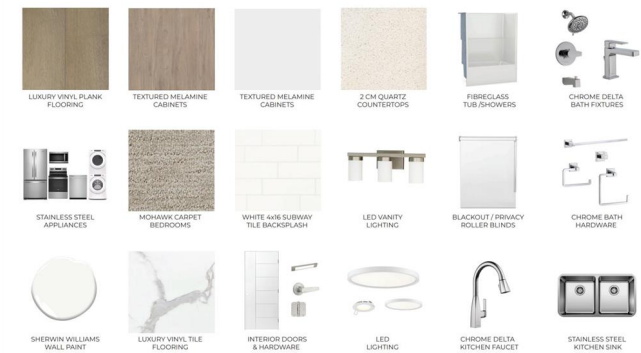
| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------|-----------------|--------------|-------|----------------|
| Living Room | Main | 9' 10" x 13' 4" | Dining Room | Main | 5' 10" x 4' 6" |
| Bedroom | Main | 10' 4" x 10' 5" | Bedroom | Main | 9' 5" x 9' 1" |
| 4pc Ensuite bath | Main | 8' 0" x 8' 0" | 3pc Bathroom | Main | 5' 6" x 9' 1" |
| Legal/Tax/Financial | | | | | |

| | | |
|----------------------------|------------------------------------------------------------|----------------------|
| Condo Fee: \$361 | Title: Fee Simple Fee Freq: Monthly | Zoning: GC |
| Legal Desc: | 2410321 | Remarks |

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| Pub Rmks: | <p>Welcome to the AVA model by Partners Homes, a stunning 897 sq. ft. condo located in the highly sought-after Lawrie Park community. This main floor unit offers easy access and features a spacious south-facing 34-foot balcony, perfect for enjoying sunlight and fresh air. Inside, this thoughtfully designed unit boasts two large bedrooms with walk-in closets, including a primary bedroom with a luxurious 4-piece ensuite. The modern kitchen comes with a large island, ample cabinetry, and a corner pantry, providing plenty of storage and workspace. The open living room offers versatility for relaxing or entertaining. This unit also includes Energy Star-rated appliances, LED lighting, and industry-leading soundproof flooring systems, ensuring comfort and sustainability. Lawrie Park offers top-notch common areas equipped with security cameras, entry card readers, and personalization options for upgraded features. Designed for sustainable, comfortable living, this condo is the perfect blend of modern convenience and value. Move-in is expected in spring 2025—don't miss your opportunity to own this incredible property. Schedule your showing today to discover the exceptional quality and design of the AVA model at Lawrie Park!</p> |
| Inclusions: | N/A |
| Property Listed By: | eXp Realty |

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





LAWRIE PARK by partners

STANDARD SPECIFICATIONS

APPLIANCES Standard

STANDARD LEVEL 1
Whisper French Door Refrigerator

Features:
Capacity: 22 Cu Ft
Freezer: 5.5 Cu Ft
Refrigerator: 16.5 Cu Ft
Dimensions:
Width: 35 1/2"
Depth: 24 1/2"
Height: 70 1/2"

STANDARD LEVEL 1
Whisper Electric Range

Features:
Capacity: 5.5 Cu Ft
Cooktop: 30"
Oven: 30"
Dimensions:
Width: 30"
Depth: 24 1/2"
Height: 36"

STANDARD LEVEL 1
Whisper Built-In Dishwasher

Features:
Capacity: 12 place settings
Dishwash: 18"
Cutlery: 2.2"
Control: touch top
Cycle: 120 minutes
Dimensions:
Width: 24 1/2"
Depth: 24 1/2"
Height: 34 1/2"

partners Development Group

STANDARD LEVEL 1
Whisper Over The Range Microwave/ Hood Fan Combo

Features:
Capacity: 17 Cu Ft
Power: 1000 W
Dimensions:
Width: 30"
Depth: 17 1/2"
Height: 30"

STANDARD LEVEL 1
Whisper Front Load Electric Dryer + Washer

Features:
Capacity: 7.4 Cu Ft
Dryer: 7.4 Cu Ft
Washer: 7.4 Cu Ft
Dimensions:
Width: 27"
Depth: 27"
Height: 39"

STANDARD LEVEL 1
Whisper Front Load Washer

Features:
Capacity: 5 Cu Ft
Washer: 5 Cu Ft
Dimensions:
Width: 27"
Depth: 27"
Height: 39"

partners

partnershomes.ca

Features

Lawrie Park by partners

The Partners difference

For 25 years, we have been creating thoughtfully planned communities, constructing more than 2,400 homes.

Our home styles suit a variety of lifestyles where families of all backgrounds and life stages can plant their roots and thrive.

Peace of mind

- Smoke and carbon monoxide detectors for safety.
- Secured common areas, parkade and entrances.
- Energy efficient incubators for long-term energy saving and reduction in energy costs.
- Improved air-quality ventilation for wellness.
- New home warranty program with 1, 5, and 10 year coverage to protect your investment.
- Variety of upgraded features available for home personalization.
- 24-hour designer choice interior colour display for effortless selections.

Built for sustainability and livability

- Energy Star rated appliances.
- ERV heat recovery ventilator.
- LED lighting throughout.
- Quiet test system for private living.
- Industry leading sound attenuation flooring system for reduced sound transfer and impact noise.
- Durable exterior materials.

Features

Lawrie Park by partners

Build a better life

- 52 thoughtfully designed condominium apartments.
- Systems to last many decades from 125 square feet of concrete foundation to 125 square feet of steel.
- Modern architecture with a nod to both Craftsmen and mid-century modern styles.
- Stunning balconies and rooftop parking with views of the city.
- Central ventilation system with built-in heating, cooling, and dehumidification.

Stylish, modern kitchens

Open floorplans with 12 recessed LED lighting and knock-down ceiling features.

To ceiling full-height full-panel cabinetry with soft-close doors and drawers accented with brushed nickel pulls.

Quartz countertops with a polished chrome single-basin sink and chrome faucet.

Stainless steel appliances: OTR microwave, electric range, dishwasher and French door refrigerator with bottom-mount freezer drawer.

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Spa-inspired bathrooms

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Standout exterior details

- Exterior walls with glass railing and steel handrails.
- Full-height full-panel cabinetry.
- Stainless steel appliances: OTR microwave, electric range, dishwasher and French door refrigerator with bottom-mount freezer drawer.
- Open floorplans with 12 recessed LED lighting and knock-down ceiling features.

Unsurpassed interior details

- Quartz countertops with a polished chrome single-basin sink and chrome faucet.
- Stainless steel appliances: OTR microwave, electric range, dishwasher and French door refrigerator with bottom-mount freezer drawer.
- Open floorplans with 12 recessed LED lighting and knock-down ceiling features.

Superior common areas

- Entry vestibules.
- Stainless steel appliances: OTR microwave, electric range, dishwasher and French door refrigerator with bottom-mount freezer drawer.
- Open floorplans with 12 recessed LED lighting and knock-down ceiling features.