



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

121
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

Pub Rmks: **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!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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

