



**319 SUNSET Place, Okotoks T1S 1P7**

MLS®#: **A2168250** Area: **Suntree** Listing Date: **09/26/24** List Price: **\$629,900**  
 Status: **Active** County: **Foothills County** Change: **-\$19k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks** Finished Floor Area  
 Year Built: **1993** Abv Sqft: **2,338**  
 Lot Sz Ar: **10,330 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **2,338**

DOM

**33**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Many Trees,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Microwave,Refrigerator**  
 Int Feat: **Kitchen Island,Laminate Counters**  
 Utilities:

Room Information

| Room                    | Level        | Dimensions             | Room                     | Level           | Dimensions            |
|-------------------------|--------------|------------------------|--------------------------|-----------------|-----------------------|
| <b>1pc Bathroom</b>     | <b>Main</b>  | <b>3`0" x 6`8"</b>     | <b>Mud Room</b>          | <b>Main</b>     | <b>14`10" x 6`1"</b>  |
| <b>Entrance</b>         | <b>Main</b>  | <b>10`10" x 10`2"</b>  | <b>Living Room</b>       | <b>Main</b>     | <b>12`5" x 17`11"</b> |
| <b>Bedroom</b>          | <b>Upper</b> | <b>9`9" x 12`7"</b>    | <b>4pc Bathroom</b>      | <b>Upper</b>    | <b>6`11" x 7`7"</b>   |
| <b>Bedroom</b>          | <b>Upper</b> | <b>9`1" x 10`6"</b>    | <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>11`4" x 14`11"</b> |
| <b>5pc Ensuite bath</b> | <b>Upper</b> | <b>10`0" x 9`4"</b>    | <b>Walk-In Closet</b>    | <b>Upper</b>    | <b>7`8" x 8`1"</b>    |
| <b>Dining Room</b>      | <b>Main</b>  | <b>11`1" x 12`6"</b>   | <b>Bedroom</b>           | <b>Upper</b>    | <b>10`7" x 10`2"</b>  |
| <b>Bonus Room</b>       | <b>Upper</b> | <b>20`11" x 11`11"</b> | <b>Game Room</b>         | <b>Basement</b> | <b>14`10" x 13`0"</b> |

**Media Room  
Flex Space**

**Basement  
Basement**

**12`1" x 15`6"  
13`9" x 9`5"**

**3pc Bathroom  
Bedroom**  
Legal/Tax/Financial

**Basement  
Basement**

**11`2" x 5`6"  
15`5" x 11`11"**

Title:  
**Fee Simple**  
Legal Desc:

**9311173**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Great Opportunity! This two story home, located on a quiet cul-de-sac in the established community of Suntree, needs a little TLC to restore it to its full glory but is full of potential! Situated on a massive, hard to find 0.23 acre lot, the property offers a private park like setting with mature apple and cherry trees, maple and spruce trees, a large deck, and a cozy fire pit—perfect for outdoor living. The 9-zone irrigation system helps keep the landscaping vibrant. Inside, the home features 5 bedrooms, 4 bathrooms, and a spacious kitchen with a center island, ideal for family gatherings and entertaining. The breakfast nook opens onto the large deck, while the formal dining room provides a space for more intimate meals. The basement includes in-floor heating for year round comfort, a cozy fireplace and large recreation area. Central air conditioning ensures you stay cool during the summer months. The backyard is a true retreat with a large shed for storage, and the home is located less than a 5 minute walk from a local elementary school. While some updates and improvements are needed, this home has solid bones and endless possibilities for creating your dream space in one of Okotoks' most desirable neighborhoods.**

Inclusions:  
Property Listed By:

n/a  
**eXp Realty**

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









