

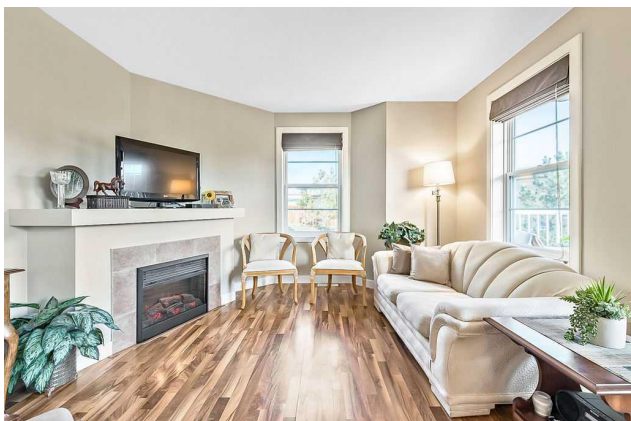


THE
A-TEAM

**RE/MAX
FIRST**

50 WESTLAND Road #318, Okotoks T1S 2G4

MLS® #: **A2174165** Area: **Westridge** Listing Date: **10/18/24** List Price: **\$339,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks**
 Year Built: **2004**

Finished Floor Area
 Abv Sqft: **492**
 Low Sqft:
 Ttl Sqft: **492**

Lot Information

Lot Sz Ar:
 Lot Shape:

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**
 Park Feat: **Alley Access,Garage Door Opener,Paved,Single Garage Attached**

Utilities and Features

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

Construction: **Stucco**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`0" x 5`4"	Great Room	Main	12`11" x 13`6"
Kitchen	Main	11`5" x 11`6"	Dining Room	Main	7`0" x 13`6"
Bedroom - Primary	Lower	11`2" x 18`2"	Bedroom	Lower	8`5" x 11`1"
4pc Bathroom	Lower	4`10" x 9`4"	2pc Bathroom	Main	4`10" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$398

Fee Simple

NC

Fee Freq:

Monthly

Legal Desc: **0413721**

Remarks

Pub Rmks: **BEAUTIFULLY MAINTAINED 2-bedroom, 2-bathroom bi-level townhome with over 945 sq. ft of DEVELOPED SPACE. Step into a welcoming foyer and enter the spacious open-concept great room offering a corner fireplace, dining area, and stylish kitchen. The kitchen is so warm and inviting, you will love the white cabinets, an island counter and french door which leads out to the East facing deck where you can enjoy your morning coffee.. This home boasts updated vinyl plank flooring, modern lighting fixtures, and newer Staninless appliances. The lower level features plush carpets, a generously sized primary bedroom with a large walk-in closet, and a second bedroom perfect for guests or family. You'll find a 4-piece bathroom downstairs and a convenient 2-piece bath on the main level. The home is freshly painted in neutral tones and includes a single attached garage. Ideally located close to schools and shopping. Reasonable condo fees and **DOG FRIENDLY**, this whole package is sure to please. Just move in and enjoy.**

Inclusions:

none

Property Listed By:

RE/MAX Complete Realty

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









