



THE
A-TEAM

**RE/MAX
FIRST**

16 POPLAR Avenue #403, Okotoks T1S 1Z5

MLS® #: **A2181302** Area: **Heritage Okotoks** Listing Date: **11/29/24** List Price: **\$249,900**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2000**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **883**
 Low Sqft:
 Ttl Sqft: **883**

DOM
64
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Laminate Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`11" x 8`9"	Dining Room	Main	7`11" x 7`10"
Living Room	Main	20`1" x 11`0"	Laundry	Main	4`9" x 3`1"
Foyer	Main	6`0" x 4`0"	Bedroom - Primary	Main	11`3" x 11`3"
Bedroom	Main	11`3" x 8`3"	4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$614** Title: **Fee Simple** Zoning: **D**

Fee Freq:
Monthly

Legal Desc: **0012525**

Remarks

Pub Rmks: **Welcome to Poplar Green in Okotoks. Walk into this top floor, bright open floor plan featuring a large entry foyer. The corridor kitchen boasts of a stainless-steel appliance package, closet pantry, white shaker cabinetry and a raised eating bar. Flowing nicely into the dining area that accommodates a large dining table with a hanging black accent farmhouse style pendant. The living area is a good size, great for furniture placement showcasing glass sliding patio door leading out to your west facing balcony drawing in all that natural light. The extra-large master bedroom has a walk-through closet leading through to the 4-piece bath. The second bedroom is a good sized with a large window and deep closet. The 4-piece bath and laundry closet complete this fabulous unit. The unit offers an assigned parking stall, separate storage, plus bike storage. Located near the town centre, close to parks, shopping, restaurants & Heritage Parkway along the Sheep River. Don't miss out on this exceptional unit, book your viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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







