



THE
A-TEAM

**RE/MAX
FIRST**

18 WEDDERBURN Gate, Okotoks T1S 5X2

MLS®#: **A2182885**

Area: **Wedderburn**

Listing Date: **12/11/24**

List Price: **\$618,566**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,143 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,448**
Low Sqft:
Ttl Sqft: **1,448**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting**
Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Low Flow Plumbing Fixtures,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`8" x 11`8"
Great Room	Main	13`3" x 13`3"
Laundry	Upper	3`8" x 3`5"
Bedroom - Primary	Upper	13`5" x 11`6"
2pc Bathroom	Main	5`9" x 5`4"
4pc Bathroom	Upper	7`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	13`3" x 10`0"
Foyer	Main	5`9" x 5`2"
Mud Room	Main	5`10" x 5`8"
Bedroom	Upper	10`0" x 9`4"
3pc Ensuite bath	Upper	10`9" x 5`1"
Bedroom	Upper	11`1" x 9`2"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

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Remarks

Pub Rmks: **This brand-new home by Anthem Properties is set on a wide lot in the growing community of Wedderburn. With 1,443 sq. ft. of thoughtfully designed living space, it's packed with upgrades that make it stand out. The open main floor features a stylish kitchen with upgraded cabinetry, including 39" upper cabinets with a riser and crown to the ceiling, extra pot and pan drawers, and a gas line rough-in for future culinary projects. Step out to the 10'x10' deck with a BBQ gas line, perfect for summer evenings outdoors. Upstairs, the bright primary suite includes a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide plenty of space for the whole family. Additional highlights include a 9' basement foundation, a side entry door for future development, and extra windows along the side elevation to let in natural light. With its wide lot, modern upgrades, and Anthem Properties' signature quality, this home is ready to welcome you. Contact us today to book your private tour! (Photos are representative)**

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

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





