



THE
A-TEAM

**RE/MAX
FIRST**

1 CRYSTAL GREEN Lane #126, Okotoks T1S 0C5

MLS® #: **A2183040** Area: **Crystal Green** Listing Date: **12/13/24** List Price: **\$319,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **800**
 Low Sqft:
 Ttl Sqft: **800**

DOM

8
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Baseboard, Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 9`5"	Dining Room	Main	11`0" x 9`0"
Living Room	Main	18`0" x 10`7"	Foyer	Main	7`0" x 6`0"
Laundry	Main	6`2" x 4`4"	Den	Main	13`0" x 8`0"
Bedroom - Primary	Main	15`2" x 9`6"	4pc Bathroom	Main	9`2" x 6`7"

Legal/Tax/Financial

Condo Fee: **\$421** Title: **Fee Simple** Zoning: **NC**

Legal Desc: 0910114

Fee Freq:
Monthly

Remarks

Pub Rmks: **Vacant quick possession, quiet peaceful setting home, main floor no elevators needed, over looking the court yard in the Penncross Building fully sprinklered and monitored for fire, comes with common amenities exercise room, putting green, reading room, and games room. This vacant 800 square feet, one bedroom plus a den, is freshly updated and move in ready comes with one titled underground heated parking stall, washer and dryer in the unit, dishwasher, micro wave, stove and fridge. very well maintained building and access to Crystal Shores Lake for summer and winter uses. all special assessment's have been paid in full.**

Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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







