



THE
A-TEAM

**RE/MAX
FIRST**

102 CENTRE Court #209, Okotoks T1S 1Z7

MLS® #: **A2190662** Area: **Heritage Okotoks** Listing Date: **01/28/25** List Price: **\$249,649**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **1992**

Finished Floor Area
 Abv Sqft: **932**
 Low Sqft:
 Ttl Sqft: **932**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:
 Lot Feat:
 Park Feat:

Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Stucco**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Track Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	26`10" x 11`6"	Kitchen	Main	8`6" x 8`2"
Bedroom - Primary	Main	16`7" x 9`7"	3pc Ensuite bath	Main	
Bedroom	Main	15`1" x 8`4"	4pc Bathroom	Main	
Storage	Main	8`3" x 5`10"			

Legal/Tax/Financial

Condo Fee: **\$602** Title: **Leasehold** Zoning: **NC**

Legal Desc:

9110368

Fee Freq:
Monthly

Remarks

Pub Rmks:

Back on the market.....Enjoy the Peace and Quiet of Mother Nature and Deer surrounding your 2 bedroom Condo 50+ lifestyle with a Natural Ravine and walking paths to Downtown. The Mountains view is very relaxing from this Sunny South facing balcony.....and it includes a Gorgeous Renovated apartment with a Modern twist on a Bright Living room and a Faux Fireplace. Large Primary Bedroom with a walk through Closet to a Reno-ed 3 piece en-suite bathroom with a stand-up shower with Glass doors. Quiet building with Entertainment and meeting/Poker night rooms available too... Sorry NO PETS allowed and the fireplace does not work.

Inclusions:
Property Listed By:

**Garage door remote
Real Estate Professionals Inc.**

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







