



THE
A-TEAM

**RE/MAX
FIRST**

100 BANNISTER Drive #2407, Okotoks T1S 5Y3

MLS® #: **A2195148**

Area: **Wedderburn**

Listing Date: **02/17/25**

List Price: **\$332,910**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **663**
Low Sqft:
Ttl Sqft: **663**

DOM

5
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Basketball Court, BBQ gas line, Courtyard, Storage**

Construction: **Brick, Cement Fiber Board, Concrete, Metal Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room
Living Room
Bedroom

Level
Main
Main

Dimensions
11`0" x 12`4"
11`3" x 11`11"

Room
Nook
4pc Bathroom

Level
Main
Main

Dimensions
5`10" x 4`6"
7`6" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$266

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
GC

Legal Desc: **2410321**

Remarks

Pub Rmks: **Welcome to the Caden, a beautifully designed top floor one bedroom, one bathroom apartment built by Partners in the sought after community of Wedderburn. With 663 square feet of thoughtfully planned living space, this rare unit is one of only two in the entire complex, offering a unique opportunity for buyers looking for style, comfort, and convenience. Step inside to a bright and spacious open concept layout featuring a large kitchen island, perfect for cooking, dining, and entertaining. The upgraded kitchen boasts full height cabinetry, a stylish backsplash, and a large corner pantry for extra storage. The dining area flows seamlessly into the inviting living room, creating a warm and functional space. The oversized primary bedroom comfortably fits a king-sized bed with plenty of extra space. Side by side in suite laundry adds to the everyday convenience of this well designed home. Enjoy peaceful views of the surrounding green space from your private, full width balcony. Additional highlights include titled surface parking, a private storage locker, luxury vinyl plank flooring throughout, and air conditioning for year round comfort. Located in Lawrie Park, this condo offers the perfect balance of nature and city convenience. Walking paths, parks, and a dog park are just steps away, while shopping, dining, and major roadways are only minutes from your door. This exclusive top floor unit is a rare find in a fantastic location. Book your showing today and experience the best of modern condo living.**

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

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

