

147 HERITAGE Drive, Okotoks T1S1P1

MLS®#: **A2196410** Area: **Heritage Okotoks** Listing **02/22/25** List Price: **\$165,000**

Status: Active County: Foothills County Change: None Association: Fort McMurray

Date:

General Information

Prop Type: **Mobile** Sub Type: **Mobile**

City/Town: Okotoks Year Built: 1983

Lot Information
Lot Sz Ar:

Lot Shape:

<u>DOM</u> **1**

1,154

1,154

<u>Layout</u>

Beds: 3 (3)
Baths: 2.0 (2 0)

Style: Single Wide Mobile

Home

Parking

Ttl Park: 2

Garage Sz:

Access: Lot Feat:

8`1" x 5`0"

Park Feat: Parking Pad

Utilities and Features

Roof: Asphalt

Heating: Forced Air, Natural Gas

Sewer: Ext Feat: Construction: Flooring:

Carpet,Laminate

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Water Source: Fnd/Bsmt:

Kitchen Appl: Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings

Int Feat: Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room Level **Dimensions Bedroom** Main 9`3" x 8`5" **Bedroom** Main 9`3" x 11`1" Main 7`5" x 11`7" Main 7`5" x 18`8" **Dining Room** Kitchen Laundry Main 7`4" x 6`9" **Living Room** Main 14`10" x 15`10" 14`10" x 11`2" 4pc Bathroom 5`1" x 7`7" **Bedroom - Primary** Main Main

Legal/Tax/Financial

Title: Zoning:

Main

Legal Desc:

4pc Ensuite bath

Pub Rmks:

Welcome to 147 Heritage Dr. This home offers Primary Bedroom with 4 piece Ensuite located at rear of home for added privacy with 2 bedrooms and 1 4piece bath located at the front of the home. The Living Room, Dining Area and Kitchen have the open concept feel, great for entertaining! Separate Laundry Room area as well. This home is very spacious and has a cozy feel the moment you step in. The yard features mature landscape, with aspens, fruit trees and more! Fully fenced for your furry friends or little ones to play safe! Okotoks Village is in close proximity to Kinsmen Park, schools, shopping centers, and local businesses, making it a convenient place to call home. The community fosters a friendly atmosphere where neighbors can build lasting relationships. Potential buyers must be community-approved by Cove Communities. Individuals require a criminal background check. Approval Process consists of a non-refundable application fee \$250. (cost tbc) (money order to Okotoks -Ventures I Inc or in office via Debit) Submit completed and signed application, general authorization, Triton forms, proof of income and 2 forms of government issued ID for all adult occupants. Applications available to Cove Office or via email. Lot rental fees include sewer, water, and garbage, compost, recycling and snow removal. Pet restriction to 2 pets. Each pet requires a one-time non refundable fee \$200 (cost tbc).

Inclusions:

Property Listed By: CIR Realty

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







