

100 BANISTER Drive #2208, Okotoks T1S 5Y3

MLS®#: **A2196813** Area: **Wedderburn** Listing Date: **02/24/25** List Price: **\$292,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **480**
 Low Sqft:
 Ttl Sqft: **480**

DOM

0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Stone Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`5" x 13`4"	Living Room	Main	9`4" x 10`10"
Laundry	Main	4`10" x 8`1"	Bedroom - Primary	Main	9`5" x 11`1"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$205** Title: **Fee Simple** Zoning: **GC**
 Fee Freq:

Legal Desc:

2510224

Monthly

Remarks

Pub Rmks: **IMMEDIATE POSSESSION AVAILABLE** in this brand new condo unit in the popular north-end community of Wedderburn. A perfect layout creates a blend of space, style, and function. Large windows let in ample natural light while looking out to big Alberta skies and the future dog park development. The kitchen is equipped with stainless steel appliances, quartz counters , and a surprisingly large amount of cupboards. The luxury vinyl plank flooring is continuous throughout the living spaces. The large primary bedroom has an amazing layout walking through to closet and laundry space, and then directly into the beautiful 4 piece bathroom. The spacious balcony provides a gas line for your BBQ, and offers a perfect covered outdoor area to relax. Easy walkable access to all the new shopping and restaurants in Okotoks D'Arcy Ranch community. Close to playgrounds, walking paths, golf, and with a quick exit to leave town for all the city commuters - this new community is truly booming with amenities. A titled parking stall is included and plenty of bike storage is available. The condominiums of Lawrie Park have plans for some outdoor recreational amenities once construction is done, including possible basketball courts. This condo unit is not just a place to live- it will become a lifestyle. Over \$4000 upgrades have already been added to this unit including rough -in for AC. ** the BRODY unit is being sold with builders measurements of 522 sq ft. **

Inclusions: N/A
Property Listed By: RE/MAX iRealty Innovations

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







