



THE
A-TEAM

**RE/MAX
FIRST**

170 N RAILWAY Street #3, Okotoks T3H 0E5

MLS® #: **A2197718**

Area: **Heritage Okotoks**

Listing Date: **02/27/25**

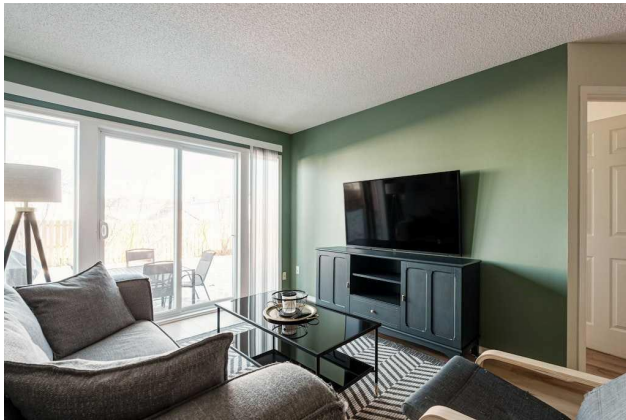
List Price: **\$199,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **699**
Low Sqft:
Ttl Sqft: **699**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

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

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$468**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **NC**

Legal Desc: **0211470**

Remarks

Pub Rmks:

Wow! Welcome to Rivers Edge delivering location and value in Okotoks' charming Heritage District. Situated in Building A's quiet North side on the greenspace this well-maintained 2-bedroom property offers an excellent opportunity for a first-time buyer, downsizer, or savvy investor. Recent updates and upgrades to the unit include fresh paint and new vinyl plank flooring throughout, new baseboards, and new a stove, dishwasher and microwave - all 2024! The thoughtful layout allows natural light to brighten the open concept living room, kitchen, and dining space while smartly positioning the two bedrooms on opposite sides of the condo. The living area and bedrooms have views of the greenspace with the large primary bedroom boasting 3 generously sized closets. The bright second bedroom provides additional flex and storage space making it ideal for a home office, gym, or roommate. A wonderful highlight of this property is the sliding garden door leading to a spacious stone-paver patio on the tranquil greenspace - the perfect spot for morning coffee and relaxing at the end of the day! Completing this well-kept suite is a 4-piece bathroom. The assigned parking stall (with plug-in) is conveniently located mere steps from the building's front door while the laundry room and extra-large storage locker are one floor below. Close to the Sheep River Trail and an easy stroll to the shoppes, restaurants and pubs in Okotoks' Historic Downtown, this affordable and quiet 2-bedroom home offers it all - location, value and an exceptional lifestyle!

Inclusions:

Property Listed By:

**all keys, TV wall mount and bracket, (living room)
Coldwell Banker Mountain Central**

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





