



THE
A-TEAM

**RE/MAX
FIRST**

311 STANLEY Avenue, Okotoks T1S 1M4

MLS® #: **A2199953** Area: **Heritage Okotoks** Listing Date: **03/06/25** List Price: **\$204,900**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Okotoks**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Asphalt,Concrete Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
 Legal Desc:

Remarks

Pub Rmks: **Welcome to this beautifully renovated home, offering a perfect blend of modern upgrades and comfort. From the moment you step inside, you'll be impressed by the spacious, open-concept living area, ideal for both relaxing and entertaining. The heart of this home is the generous primary bedroom, featuring a luxurious 4-piece ensuite bathroom and an expansive walk-in closet, providing you with your own personal retreat. Two additional well-sized bedrooms offer plenty of room for**

family or guests, all sharing a second stylish 4-piece bathroom. The home has a separate laundry room, providing added convenience and practicality. Every detail has been thoughtfully designed, making this home feel brand new and ready for you to move in and enjoy. Step outside to enjoy a spacious deck with a charming gazebo, perfect for outdoor gatherings or simply relaxing in the fresh air. The large yard offers plenty of space for children or pets to play, with half of it fenced off for added privacy and security. For additional storage, the property also includes a large shed, ideal for tools, outdoor equipment, or personal items. Whether you're looking for your first home or a cozy retreat, this mobile home offers both style and functionality in a perfect package. Don't miss the chance to make it yours! Lot fees are \$1210 and include sewer, water, and garbage, compost, recycling and snow removal. Buyer Approval is required by Cove Communities. 2 Pets are allowed with park approval.

Inclusions:

Property Listed By:

Gazebo, Shed (almost everything else could be purchased separately)

Real Broker

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







