# \$285,000 - A, 109 Stanley Avenue, Okotoks

MLS® #A2217743

## \$285,000

3 Bedroom, 1.00 Bathroom, 553 sqft Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Fantastic opportunity for first-time buyers or investors! Step into homeownership or expand your investment portfolio with this 3-bedroom unit in a prime locationâ€"just steps from vibrant downtown amenities. Enjoy easy access to trendy cafes, diverse shops, delicious restaurants and the local favourite ice cream shop. For active lifestyles, the nearby recreation centre offers a fitness facility, swimming pool, ice rink, spray park and a skate park. Nature lovers will appreciate the short walk to the scenic Sheep River, perfect for wildlife viewing and peaceful walks along the extensive river pathways. Tucked away on a quiet, treelined street, this home offers a serene retreat. Inside, updated flooring and abundant natural light create a welcoming atmosphere. The inviting living room with designer lighting invites relaxation and opens onto a private balcony, ideal for soaking up the sun or hosting casual barbeques. White and neutral, the kitchen is well laid out with clear sightlines into the dining room, perfect for entertaining. One of the bedrooms is also located on this level making it a private escape or ideal as a home office or enclosed playroom. The lower level is home to a 4-piece bathroom and 2 additional bedrooms both with large windows. Further adding to your convenience is off-street parking, perfect for leaving your car at home while you explore all the history and tranquillity of this wonderful location!







## **Essential Information**

MLS® # A2217743 Price \$285,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 553

Acres 0.00 Year Built 1981

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

# **Community Information**

Address A, 109 Stanley Avenue

Subdivision Heritage Okotoks

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1H8

#### **Amenities**

Amenities Parking, Snow Removal

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Storage, Walk-In Closet(s), Ceiling Fan(s), See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Balcony

Lot Description Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 91
Zoning NC

# **Listing Details**

Listing Office First Place Realty

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