

# \$478,900 - 143 Waldron Avenue, Okotoks

MLS® #A2239841

**\$478,900**

2 Bedroom, 1.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Tower Hill, Okotoks, Alberta

**\*\*OPEN HOUSE TODAY & TOMORROW!**

**Saturday & Sunday, July 26 & 27: 2-4pm!\*\***

This is an excellent opportunity to own a SINGLE FAMILY DETACHED home at the LOWEST-PRICE in all of Okotoks! Situated on a QUIET STREET and BACKING ONTO A GREEN SPACE and school playground, this beautifully RENOVATED BI-LEVEL offers both charm and functionality. The home has been well maintained and updated over the years with NEWER VINYL SIDING, NEWER WINDOWS, ROOF (2023), a HIGH-EFFICIENCY FURNACE (2022), NEW APPLIANCES, FRESH PAINT, and stylish VINYL PLANK flooring. The chef-inspired kitchen is a standout feature, boasting SAGE GREEN CABINETRY, CONCRETE COUNTERTOPS and island, a pantry cupboard, NEWER STAINLESS-STEEL APPLIANCES and TILE BACKSPLASH. On entry, the main foyer opens into a bright and very spacious living room, filled with NATURAL LIGHT from large front windows and a built-in bookcase. The open-concept kitchen comfortably accommodates a family-sized dining table and offers additional seating at the island. A thoughtfully designed SUNROOM/DEN - an extension of the home, overlooks the PRIVATE and LANDSCAPED BACKYARD and includes a full basement beneath, offering even more space. The master bedroom provides private access to the sunroom - a peaceful retreat in privacy! The massive master bedroom with room for a king



bed and generously sized second bedroom (easily accommodates a queen bed and dressers) offer ample closet space and share a large main bathroom with soaker tub. The lower level features ample LARGE WINDOWS, a laundry area with a NEW WASHER and DRYER and is currently unfinished providing incredible potential! It's primed for development, with plumbing roughed-in for a bathroom and kitchen/wet bar, and space for two or three additional bedrooms, a large family room, mudroom, and extra storage. It also features its own WALK-UP ENTRANCE, making it ideal for future suite potential (subject to approvals). Exterior highlights include a CONCRETE FRONT DRIVEWAY, a 40' x 12' CARPORT that could easily be converted to a double tandem garage without blocking any windows, and a SUNNY WEST-FACING BACKYARD complete with a wood deck (freshly painted with non-slip coating), patio area, and a generous lawn. The sunroom offers peaceful backyard views with NO NEIGHBOURS BEHIND, making this home a rare and appealing find with endless potential. Ask your Mortgage Broker about a Mortgage Plus Improvements financing plan to finance the basement development and/or a double tandem garage. THIS LOCATION IS UNBEATABLE! Walking distance to parks, playgrounds, schools, tennis courts, a football field and more! This home also has QUICK and EASY ACCESS to main roads for commuters - less than 15 minutes to Calgary! Discover the charm of Okotoks - a vibrant, family-friendly community offering small-town warmth with all the amenities of big city living.

Built in 1981

## **Essential Information**

MLS® #

A2239841

Price	\$478,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,249
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	143 Waldron Avenue
Subdivision	Tower Hill
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1E1

### Amenities

Parking Spaces	3
Parking	Additional Parking, Attached Carport, Concrete Driveway, Covered, Front Drive, Oversized, Parking Pad, Paved, Tandem, Carport, Driveway

### Interior

Interior Features	Bathroom Rough-in, Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Treed, Views

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	9
Zoning	TN

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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