

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

MLS® #A2217743

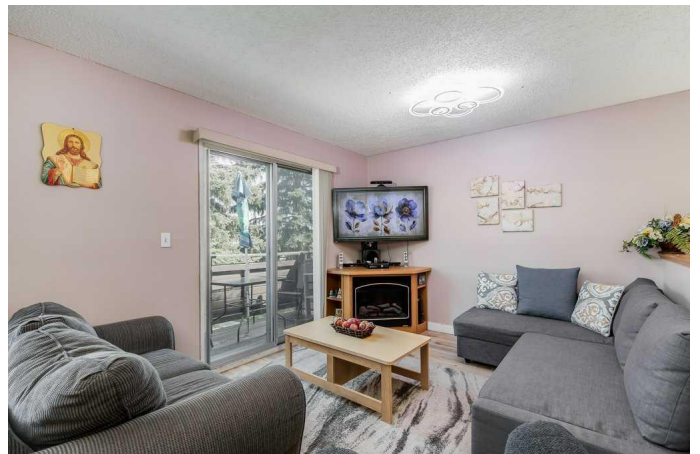
## \$285,000

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 location—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!



Built in 1981

## 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
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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	92
Zoning	NC

### **Listing Details**

Listing Office	First Place Realty
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