

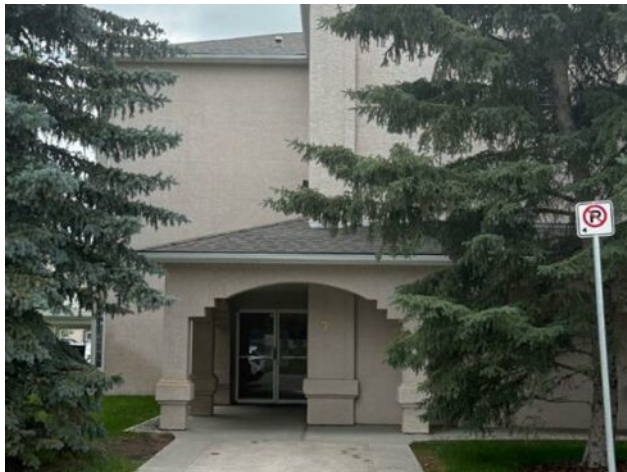


**GRASSROOTS**  
REALTY GROUP

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205, 7 Lineham Avenue  
Okotoks, Alberta

MLS # A2234512



**\$240,000**

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Carport, Covered		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	D
Foundation:	-	Utilities:	-
Features:	Crown Molding, Elevator, High Ceilings		

Inclusions: N/A

Large apartment condo. Only 14 units in this building and the building is extremely well managed. Lots of extras were built into the units when new. 9' ceilings, in floor heat, white crown mouldings, wheel chair accessible doorways and most of all, large units. This unit backs East and gets the morning sun. Covered parking at the rear, ensuite laundry, and large off site storage units. This is a very desirable condo building. This suite itself needs some work. It needs paint and a good airing out. Close to downtown and all the neat shops. Please read agent only remarks. Lovely balcony that looks East. Long term residents.