



GRASSROOTS
REALTY GROUP

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**113 Heritage Drive
Okotoks, Alberta**

MLS # A2255552



\$190,000

Division:	Heritage Okotoks		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,218 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, On Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: SHED

RARE opportunity to own a 2017 built mobile home in quiet - low traffic - Okotoks Village! Bring your RV and benefit from the on-site RV storage as well! Bring your 2 pets! Bring your family & enjoy the fully fenced south facing yard! Bring your vehicles as your property boasts a large concrete parking pad for 2 vehicles!! This square footage, location & age of mobile home doesn't come up often-anywhere! Jump on this opportunity & enjoy life in the heart of Okotoks! Walking distance to parks, pathways, historic downtown Okotoks, the Rec centre & shopping! Don't forget that you're able to move this "mobile home" off the Okotoks Village pad if you ever want to! SO MANY PERKS to this buy!! Lot fees are \$1270 and include sewer, water, and garbage, compost, recycling, snow removal & land tax! Buyer Approval is required by Cove Communities.