



**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 (9 yrs old)

**Beds:** 3      **Baths:** 2

**Garage:** Concrete Driveway, Front Drive, On Street, Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**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! Buyer Approval is required by Cove Communities.