



GRASSROOTS
REALTY GROUP

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**424 Heritage Crescent
Okotoks, Alberta**

MLS # A2286106



\$128,800

Division:	Heritage Okotoks		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,034 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Attached Carport, Driveway, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Shed x2

Unique opportunity to own a beautifully situated 1,034 sq. ft. single-wide mobile home set on a generously sized lot. The property offers outstanding outdoor functionality, including two large exterior sheds—ideal for storing motorcycles, snowmobiles, 4-wheelers, and other outdoor toys or seasonal equipment. There’s also a large paved driveway accommodating two vehicles, plus the bonus of an attached 2 vehicle carport. The cozy interior features vaulted ceilings and a skylight that floods the main living area with natural light, creating a bright, open, and welcoming atmosphere. You’ll also appreciate the abundance of cabinetry and generous counter space—perfect for everyday living. The thoughtful layout includes 2 bedrooms and 2 bathrooms, both generously sized with a huge covered deck attached. Enjoy living right in the heart of Okotoks, just steps from parks, pathways, historic downtown, the recreation centre, and shopping. Lot fees of \$1,270/month include water, sewer, garbage, compost, recycling, and snow removal. Buyer approval is required by Cove Communities (see member remarks for additional details). Don’t miss this rare opportunity to enjoy tons of outdoor space, open concept living, storage, natural light, and the quaint lifestyle of Okotoks.