



**113, 107 Elm Place
Okotoks, Alberta**

MLS # A2292596

\$309,900



Division:	Downey Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport, Driveway, On Street, Oversized		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

This inviting home offers a functional layout with comfortable living space, durable laminate flooring, and fresh neutral paint throughout. The eat-in kitchen is practical and welcoming, featuring stainless steel appliances and full-height cabinetry. The home includes three bedrooms above grade, plus a fourth bedroom in the basement, along with a large undeveloped rec room offering future potential. Bathrooms have been updated with new toilets, including a convenient 2-piece on the main floor and a 4-piece main bath. A high-efficiency furnace provides reliable heating and improved energy efficiency. Outside, the private fenced backyard offers a great space for relaxing or entertaining, and the covered carport provides year-round vehicle protection. Located on a quiet street close to parks, schools, shopping, and other amenities, this property presents a solid opportunity for first-time buyers, downsizers, or investors looking in Okotoks.