



**301, 7 Lineham Avenue
Okotoks, Alberta**

MLS # A2296006



\$289,900

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Carport, Covered, Guest, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 403
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	D
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: TV on Wall in Bedroom

Welcome to this beautifully maintained 2-bedroom, 2-bathroom top-floor corner unit, offering one of the largest floor plans in the building. This bright and inviting home features 9-foot ceilings, elegant crown and cornice mouldings, and a cozy corner fireplace that anchors the living space. The thoughtful layout is complemented by durable tile flooring throughout, making it both stylish and highly functional. Enjoy year-round comfort with in-floor heating, and step outside to your spacious private deck overlooking a mature, treed green space. A perfect spot to relax or entertain. The building itself is exceptionally well cared for and self-managed, offering peace of mind and pride of ownership throughout. Additional features include: Elevator access, oversized doorways for enhanced accessibility, covered rear parking, on-site visitor parking, and a large on-site secured storage unit. Located just steps from historic downtown, you'll love being close to schools, local coffee shops, boutique shopping, and scenic river pathways. Immaculate, move-in ready, and offering incredible value, this is one you don't want to miss.