



**B, 100 Oak Avenue
Okotoks, Alberta**

MLS # A2299846



\$314,500

Division:	Heritage Okotoks		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	546 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Perfectly suited for families or savvy investors, this beautifully maintained 3-bedroom condominium offers 1,080 sq ft of thoughtfully developed living space in a well-managed complex with low condo fees. Step inside to a bright and functional main floor featuring an open-concept layout designed for everyday living. The kitchen is both practical and stylish, showcasing granite countertops, stainless steel appliances, and ample workspace—ideal for cooking and entertaining alike. Numerous upgrades throughout the home provide peace of mind and modern comfort, including newer windows, furnace, paint, luxury vinyl plank and carpet flooring, washer and dryer, stainless steel kitchen appliances, and upgraded attic insulation. The lower level offers a smart and private layout with two bedrooms, including a generously sized primary retreat complete with a walk-in closet. You’ll also find a well-organized laundry and utility room with plenty of storage space. Exterior improvements such as repainted stucco enhance both curb appeal and long-term durability. The deck is a great space to relax, perfect for early morning coffee or a quiet place to enjoy the evenings. Located in a premium area, this home is just steps from schools, parks, playgrounds, and an extensive network of walking and biking pathways. Enjoy easy access to all the amenities Okotoks is known for, including shopping, renowned restaurants and bistros, and the natural beauty of the nearby Sheep River. This is a fantastic opportunity to own a move-in-ready home in one of Okotoks’s most desirable areas—whether you’re looking to settle in or invest.