



101, 15 Lineham Avenue
Okotoks, Alberta

MLS # A2300080



\$345,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Carport		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame

Foundation: -

Features: Breakfast Bar, Closet Organizers, High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 450

LLD: -

Zoning: D

Utilities: -

Inclusions: N/A

Your search stops now! Welcome home to this quiet, pet-friendly, 45+ building, where a spacious and turnkey 2 bed 2 bath unit in the highly desirable area of Olde Town Okotoks awaits you. Enjoy walking distance to many shops, cafes, restaurants and riverside pathways. Lovingly updated, this gem has over \$40,000 in renovations in the last year including new LVP flooring, stainless steel appliances, new washer and dryer, kitchen countertops, a new kitchen sink and faucet, new bathroom vanities, new toilets, and all light fixtures. Behind the scenes you also have a new furnace heating system and hot water heater. Plenty of windows to let in the eastern morning sun and it stays nice and cool in the summer without the need for AC. Take advantage of the large ground-floor walkout patio with a lockable fenced deck, steps from your assigned covered parking space with plug-ins - easy access to the street and no waiting for the elevator! Ample street parking and seven private visitor parking spots are available. Fall in love with the charm of downtown Okotoks and indulge in the many events and festivities year round right outside your doorstep that make it a wonderful place to live.