



205, 7 Lineham Avenue  
Okotoks, Alberta

MLS # A2295863

**\$244,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Heritage Okotoks                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 988 sq.ft.                         | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Carport                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 393 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | D      |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Crown Molding, High Ceilings, Laminate Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** NA

Affordable 2 bed/1 bath condo located walking distance to the unique shops and services in Okotoks Olde Town. Featuring in floor heat and nine foot ceilings, this home has a large primary bedroom with walk thru closet access to the 4 piece bath. The 2nd bedroom is also a nice size. There is a private east facing balcony to catch the morning sun and enjoy the afternoon shade in the summer. Other features include in-suite laundry, secure storage unit on the main floor and one covered parking stall. The home has just been professional painted and professionally cleaned but could still use some cosmetic updates. The home is priced to reflect this and there is good opportunity to build equity. The building is very quiet and has only has 14 units with long term residents. There is a no smoking policy and dogs must be under 20 lb.