



**113 Heritage Drive
Okotoks, Alberta**

MLS # A2299136



\$176,000

Division:	Heritage Okotoks		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,218 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, On Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

Tucked into Okotoks Village, this is a rare opportunity to own a newer 2017-built home in one of Okotoks’s most convenient communities. Set on a fully fenced, south-facing lot, the yard offers the kind of flexibility that’s hard to find — a true blank canvas to design around your family’s lifestyle. Whether that means a play space for kids, room for pets, a garden, a firepit, or an outdoor entertaining area, there’s space here to make it your own. The oversized concrete parking pad comfortably fits two vehicles, and on-site RV storage adds even more convenience for those who love to travel or simply need extra room. Newer homes like this rarely come available here, especially with this combination of age, layout, and lifestyle appeal. Enjoy being just minutes from parks, pathways, the rec centre, shopping, and historic downtown Okotoks — making day-to-day living easy and connected. Whether you’re downsizing, starting out, or looking for a smart lifestyle move, this home offers comfort, flexibility, and value. An added bonus: this home can be moved off the pad in the future if desired, giving you options down the road. Lot fees are \$1,277/month and include water, sewer, garbage, compost, recycling, and snow removal. (gas & electricity separate) Buyer approval required by Cove Communities. which keeps this community predictable & desirable!