



**131 Heritage Drive  
Okotoks, Alberta**

**MLS # A2303205**



**\$139,900**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Deck Box, Window A/C unit in the Primary Bedroom, Entertainment Unit in the Primary Bedroom

Unique opportunity to own a well-maintained 1108 square foot single-wide mobile home set on a generously sized pie-shaped lot. Built in 1992, this home offers functionality along with an additional 8 x 12 ft attached storage space that is perfect for seasonal items, tools, or extra storage needs. The cozy interior features an open-concept layout with vaulted ceilings that create a bright, spacious and welcoming atmosphere throughout the main living area. You'll also appreciate the abundance of cabinetry and generous counter space, ideal for everyday living and entertaining. The thoughtful layout includes three bedrooms and two full bathrooms, both generously sized to accommodate families, guests, or a home office setup. Additional value is found in key updates, including a roof approximately 8 years old and a furnace approximately 9 years, both offering peace of mind for years to come. This home also comes with several added inclusions such as a deck box, entertainment center, and a window A/C unit, making it move-in ready with added convenience. Enjoy living right in the heart of Okotoks, just steps from parks, pathways, historic downtown, the recreation centre, and shopping. Lot fees of \$1,277/month include water, sewer, garbage, compost, recycling, and snow removal. Buyer approval is required by Cove Communities (see member remarks for additional details). Don't miss this rare opportunity to enjoy open concept living, tons of storage, and the quaint lifestyle of Okotoks.