



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**30 Crescent Road E
Okotoks, Alberta**

MLS # A2304679



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1935 (91 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Combination, Other	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage		

Inclusions: none

Great Opportunity for FIRST-TIME BUYERS / INVESTORS or / DEVELOPERS Two mountain view lots with a 3-bedroom, 1,105 sq. ft. Bungalow, located on a no-through road, on Crescent Road East where the views of the Town and Mountains can be enjoyed to the fullest! This property has so much to offer and so much potential ! The bungalow offers comfort and space ; the functional floor plan includes a bright living area with a large picture window to capture the views, original hardwood floors. A cozy kitchen, 3 bedrooms, one four-piece bath, and a sunny mudroom/laundry combo. Situated in a quiet, mature area on a double lot, this property features an oversized, double garage with alley access. A generous backyard space with a firepit, a back deck, and partial fencing. Whether you're enjoying the established neighborhood feel, or relaxing, this property offers a wonderful blend of comfort and practicality note garage shingles in need of replacement.