



GRASSROOTS
REALTY GROUP

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**30 Crescent Road E
Okotoks, Alberta**

MLS # A2304679



\$550,000

| | | | |
|------------------|---|---------------|-------------------|
| 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. Note # 34 Crescent Road is also for sale : these two properties combined would give 125 Ft Frontage on FIVE LOTS re A 2304602 ; Potential VTB available upon the sale of both properties.