



**53 Elma Street W
Okotoks, Alberta**

MLS # A2310692



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Low Maintenance Landscape, RE		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Laminate Counters, Storage, Track Lighting, Walk-In Closet(s), Wood Windows		

Inclusions: none

For more information, please click the "More Information" button. Location, location, location! Enjoy small town living in this heritage home within walking distance of downtown restaurants, grocery store, bakery, pub, pharmacy, and many other amenities. Enjoy your morning coffee and paper, in the morning sun on your private east side deck and garden. In the evening you can toast the day's end on your sunny west side deck overlooking your small piece of nature with mature trees and bushes. Hardwood floors, 9ft ceilings, 9" base boards, and original wood doors make this home a cozy refuge from the hectic city life. With a rustic bathroom and kitchen, and stained wood French doors this home has a rustic charm. The basement has a full bathroom, and open space for development, with 8' ceilings. Looking for a place for your business? This corner lot is zoned residential / commercial with great commercial exposure. With a new 200 amp electrical panel, upgraded circuitry, and office lighting, the house is well suited for business. The 24'x24', 2 car garage and driveway provide ample parking.