



**301 STANLEY Avenue**  
**Okotoks, Alberta**

**MLS # A2317165**



**\$160,000**

<b>Division:</b>	Heritage Okotoks		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

Pride of ownership in this home, as well as the outside. A pleasure to view. Starting from the outside you have a very private lot. Lilac bushes on the south side of the home, giving you beauty and privacy. Behind the home is a large open field/green space. A play ground is not far for the little one's. The deck going up to the main door of the home is 8 ft. x 45 ". Lots of room for your family & friends to join you. The deck also has a metal over head cover on part of the deck. Two outside storage sheds & a beautiful manicured spacious fenced yard. Two outdoor parking is at the front of the home. Going inside the home you will see a large family room. To the left is the bright kitchen with a movable island, plus an eating area & all newer appliances. From the kitchen to your left is a coat room and laundry. The washer & dryer are also newer. There is another door leading outside. Still moving left you have a good size master bedroom with a 5 piece master bathroom. The newer counter top has 2 sinks, so Mom & Dad can both get ready for the day, without waiting for their turn. The large soaker tub has an open area to the closet. It would be very easy & not expensive to privatize the tub & put a wall up. This will allow one to put in a larger walk in closet, if desired. The master bedroom is on one side of the home & the other 2 bedrooms & 4 piece bath are on the other side. A great design for all to have their own space. The hot water tank was replaced around the same time as the appliances. Going through the home you will notice how clean, clutter free & loved the home is. Just move in & enjoy! No smoking or animals live here. In the park there is a sense of community - neighbors helping neighbors . The cove is working to improve the park. The new shed is locked & only accessible to the residents, This shed holds green bins & recycling bins. There is also a fenced RV parking for

the owners who need this service. \$50.00 a month if you use this service. Monthly fee for the land & services is \$ 1,277.00. On request we can email you the rules & regulations that go along with the community. Park approval will be required to a new owner. Phone your favorite realtor to view this gem.