



202, 7 Lineham Avenue
Okotoks, Alberta

MLS # A2323062



\$285,000

Division:	Heritage Okotoks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,019 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	D
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Freezer

Bright and sunny 2-bedroom, 1-bathroom condo offering over 1,018 sq.ft. of comfortable living space in a quiet, well-maintained building just steps from the unique shops, restaurants, and services of Okotoks Olde Town. This inviting home features an open-concept kitchen and living area, perfect for entertaining family and friends. In-floor heating creates a warm and comfortable atmosphere throughout, while the functional layout maximizes both space and convenience. The large primary bedroom includes a walk-through closet with direct access to the 4-piece bathroom, while the generously sized second bedroom provides flexibility for guests, family, or a home office. Enjoy your private balcony, an ideal outdoor living space perfect for morning coffee, relaxing with a good book, or entertaining friends. With room for patio furniture and container plants, it offers a peaceful retreat and a wonderful extension of your living space. Additional highlights include in-suite laundry, a secure main-floor storage unit, and one covered parking stall. The unit has been professionally painted and cleaned, making it truly move-in ready. This exceptionally quiet building contains only 14 units and is home to many long-term residents, creating a peaceful and welcoming community atmosphere. Whether you're a first-time buyer, downsizing, or looking for an investment property, this home offers a rare opportunity to enjoy low-maintenance living in a highly desirable, walkable location close to all the charm and amenities of Okotoks Olde Town.