



GRASSROOTS
REALTY GROUP

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1 Elm Avenue
Okotoks, Alberta

MLS # A2330847



\$269,900

Division:	Heritage Okotoks		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	802 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Here is a fantastic 50x129.5 ft treed lot with a major project, fixer upper, cat house on it as well as an over sized single car garage and some sheds. On the other hand, it is also a fabulous big lot to build your next dream home/project on. The home has a newer furnace and newer asphalt shingles. It is in a quiet part of old Okotoks, close to schools, bike/walking paths and the river. The owner has never lived at the property and has little knowledge of the property- no warranties or representations are offered/given. The potential of this property is limitless.