

#B 100 OAK AV



Class:	Attached	Area:	Okotoks
Type:	Row	Nearest Town:	
Style:	Bi-Level	Community:	None 8888
Year Built:	1981	Postal Code:	T1S 1H9
LINC #:	0014702112	Condo Type:	Conventional
Legal Plan:	8311733	Blk:	Lot: 38
Land Use:	RMD	New Hm:	Tax Amt/Yr: \$1,260/2016
Title to Land:	Fee Simple		Local Imp Amt: 0
Conform Rpt:			HOA: No
Restrictions:	None Known		Condo Fee: 163/Monthly

Homes rarely come up for sale in the Rivertown complex. Whether you're an investor or are considering your first purchase, there's no better value under \$180,000 in Okotoks. This bi-level floor plan offers nearly 900sf of developed space across its 2 levels, almost all of which has been updated & upgraded in recent years, including all flooring & all paint. The main floor living room offers a door out to your deck that overlooks the shared green space. The dining nook is very spacious & leads to the renovated kitchen, that has new cabinetry, countertops & some new appliances. There's also a main floor bedroom that could alternatively be a den. The basement offers a huge master bedroom, with a large walk in closet (& upgraded closet organizers), a second bedroom & a completely renovated bathroom. The laundry is in the utility room – the washing machine is newer & the hot water tank has been changed. There's an assigned parking space. The exterior shingles have been changed. Low fees. Come view the 3D TOUR!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 1/3 Rms Abv: 4 F/H Baths: 1/0					
Living Rm	3.3X3.1	10'11"X10'3"	M	Dining Rm	3.8X2.5	12'4"X8'4"	M		2P	3P	4P	5P	6P
Kitchen	4.2X2.4	13'11"X8'0"	M	Bedroom	3.3X2.6	10'11"X8'6"	M	Baths:	0	0	1	0	0
Mstr Bed	4.0X3.1	13'3"X10'1"	B	Bedroom	3.3X2.6	10'10"X8'6"	B	EnSt Bth:	0	0	0	0	0
								<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
								Main:	45.80	493			
								Upper:					
								Above Grade:					
								Lower:					
								Below Grade:	36.23	390			
								Total A.G.	45.80	493			

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:			
Foundation:	Preserved Wood	Lot Sq M:	0.00 m2		
Exterior:	Stucco, Vinyl	Frntg X Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood		
Front Exp:	North				
Parking:	1/Stall				
Features:	Deck, Programmable Thermostat				
Site Influences:	Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby				
Goods I ncluded:	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee I ncl:					

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional	Floor #:	
Mgmt Co/Phone:	Gateway Property Management/403-283-7Prk	Plan Type:	Assigned	End Unit:	Yes
Legal Desc:	8311733;38;UF 193	Park Stall #:	B	Unit Exposure:	E, N
Legal Park Desc:		Storage Type:	In Unit	Balcony:	Yes
Legal Stor Desc:		Locker #:		In-Suite Laundry:	Yes
Total Units:	4			Reg Size:	/
Post Tension:				Reg Size I ncludes:	
Condo Fee:	\$163/Monthly				
Fee I ncluded:	Exterior Maintenance, Insurance, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions				
Amenities:	Parking-Plug-Ins				
Restrictions:	None Known				

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).