

\$134,900 - 113 Heritage Drive, Okotoks

MLS® #A2158617

\$134,900

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Mobile on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Welcome to 113 Heritage Drive – Your Cozy Retreat in Okotoks Village!

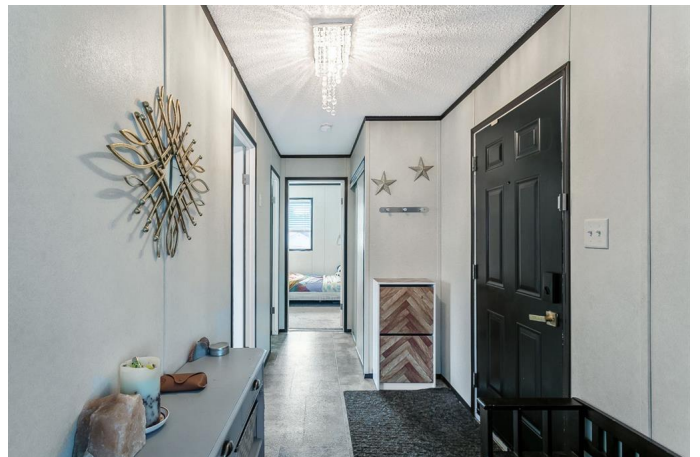
This charming 3-bedroom, 2-full bathroom mobile home is the perfect blend of comfort and convenience. With a vaulted ceiling in the living room, you'll love the spacious and airy feel as soon as you walk in. The open-concept kitchen seamlessly connects to the living area, creating an inviting space that's perfect for entertaining or simply enjoying a quiet evening at home. The neutral color palette throughout provides a warm and welcoming atmosphere, ready for you to add your personal touch.

Nestled in the heart of Okotoks Village, this small, well-established manufactured home community spans over 16+ well-wooded acres, offering plenty of space and privacy. With just 104 large homesites, you'll enjoy a peaceful and friendly neighborhood vibe. Plus, you're just minutes away from Kinsmen Park, schools, shopping, and local businesses, making daily life a breeze.

Whether you're a family looking for a new beginning, a retiree seeking a peaceful retreat, or a pet owner wanting the perfect space for your furry friend, Okotoks Village at 113 Heritage Drive is the place for you.

Important Notice for Realtors:

All potential buyers must be community-approved by Cove. Individuals with



a criminal background are not permitted in our communities.

Approval Process:

Pay a non-refundable \$250 application fee (money order to Okotoks - Venture I, Inc. or in-office via debit). Submit completed and signed application, general authorization, and Triton forms for all adult occupants.

Provide proof of income (e.g., 3 months of pay stubs, bank statements, employer references, etc.) for all adult occupants.

Submit 2 forms of ID (e.g., driver's license, passport, birth certificate, AB Health Card) for all adult occupants. Application forms are available at our office (#200, 6220 17th Avenue SE, Calgary, AB T2A 7H4) or by email but must be returned in person.

Additional Information:

Monthly lot rent includes sewer, water, and garbage. A maximum of two pets per home is allowed (2 cats, 2 dogs, or 1 dog and 1 cat). Each pet requires a one-time, non-refundable fee of \$200.

Built in 2017

Essential Information

MLS® #	A2158617
Price	\$134,900
Sold Price	\$155,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	2017
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home

Status	Sold
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Community Information

Address	113 Heritage Drive
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1M4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Exterior

Lot Description	Corner Lot, Lawn
Roof	Asphalt Shingle

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 19th, 2024
Days on Market	28
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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