# \$650,000 - 9 Elma Street E, Okotoks

MLS® #A2158926

# \$650,000

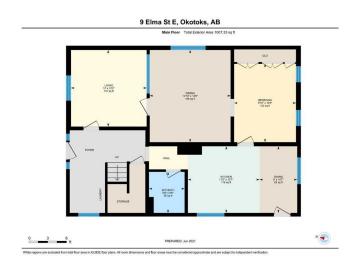
3 Bedroom, 2.00 Bathroom, 2,498 sqft Residential on 0.18 Acres

Heritage Okotoks, Okotoks, Alberta

This charming property immediately captures attention with its historic allure. Originally the residence of Okotoks' first mayor, Mr. Frederick Stockton, this home dates back to the early 1900s and is now ready for its next chapter. Steeped in history, this versatile property has served various purposes over the years: as a doctor's office, a family home, an investment property, and now it awaits new owners to shape its future. Zoned Downtown district now offers many mixed uses, this property offers unique potential for both residential and specialized commercial uses, making it ideal for a boutique storefront or a distinctive home. The main floor features a bedroom, a 4-piece bath, and a spacious, functional kitchen. The layout is adaptable, with ample space on every level to accommodate a business. Upstairs, you'II find additional space that could be utilized for business purposes or transformed into two full-sized bedrooms with a 4-piece bath. The basement has been recently excavated and includes a new concrete foundation with two walk-up entrances. Additionally, the third floor boasts a versatile loft area with similar potential. Set on two legal lots, the property benefits from a large yard surrounded by mature trees. Located in a prime area with endless possibilities, this property invites you to continue its legacy, whether as a business venture or a family home. Seize the opportunity to preserve and rejuvenate this historic gem.







## **Essential Information**

MLS® # A2158926 Price \$650,000 Sold Price \$631,009

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 2,498
Acres 0.18
Year Built 1900

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Sold

# **Community Information**

Address 9 Elma Street E Subdivision Heritage Okotoks

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1J7

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

## Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 20th, 2024

Date Sold January 30th, 2025

Days on Market 163
Zoning D
HOA Fees 0.00

# **Listing Details**

Listing Office CIR Realty

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