

\$529,900 - 113 Waldron Avenue, Okotoks

MLS® #A2166482

\$529,900

4 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.12 Acres

Tower Hill, Okotoks, Alberta

Welcome to this lovingly maintained bungalow, nestled on a spacious corner lot in the desirable Tower Hill community. Mature trees, direct access to the pathway system, and a green space side the property. As you pull up to the front drive, you'll notice ample parking and a welcoming front porch. Inside, the main floor features durable tile and laminate flooring throughout. The large living room flows into a bright dining area, which leads to a well-appointed kitchen with granite countertops and ample cabinetry. This home offers three main floor bedrooms, including a spacious primary bedroom with two closets – one of which could be converted into a two piece ensuite based on the original floor plan. The main bathroom has been beautifully renovated with modern finishes. The recently developed basement has a large rec space, a fourth bedroom, laundry room, additional storage, and a new bathroom with tiled shower. Key mechanical updates over recent years include new vinyl windows on the main floor, a new roof, furnace, hot water tank, and exterior updates. A separate side entrance opens up possibilities for rental income or multi-generational living. The spacious side yard is perfect for a patio, while the large backyard offers tons of space for kids to play, gardening, or even a future garage. Located steps from schools, the recreation center, and just a short stroll to downtown Okotoks and the scenic river valley, this home is an exceptional find where location is key. Don't miss out



on the incredible value this charming bungalow offers in a price point hard to come by! Check out the virtual tour.

Built in 1980

Essential Information

MLS® #	A2166482
Price	\$529,900
Sold Price	\$523,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	113 Waldron Avenue
Subdivision	Tower Hill
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1C8

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Garden, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 2nd, 2024
Days on Market	13
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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