

\$199,900 - 3, 170 N Railway Street Sw, Okotoks

MLS® #A2197718

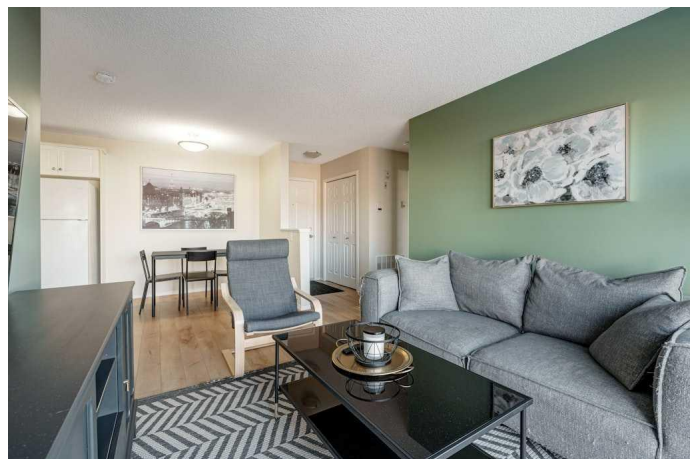
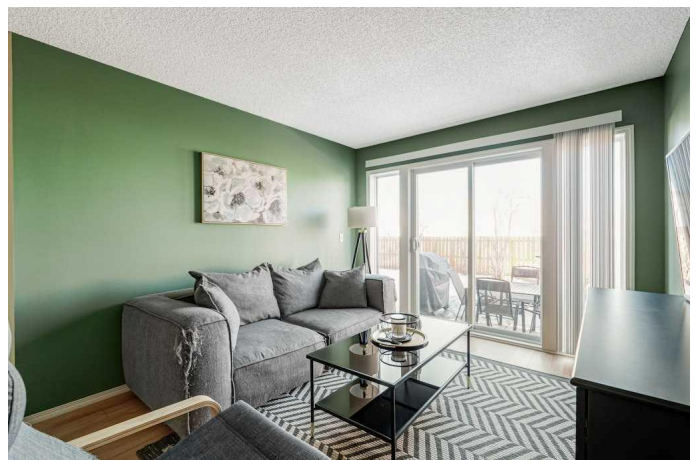
\$199,900

2 Bedroom, 1.00 Bathroom, 699 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Wow! Welcome to Rivers Edge delivering location and value in Okotoks's™ charming Heritage District. Situated in Building A's™ quiet North side on the greenspace this well-maintained 2-bedroom property offers an excellent opportunity for a first-time buyer, downsizer, or savvy investor. Recent updates and upgrades to the unit include fresh paint and new vinyl plank flooring throughout, new baseboards, and new a stove, dishwasher and microwave – all 2024! The thoughtful layout allows natural light to brighten the open concept living room, kitchen, and dining space while smartly positioning the two bedrooms on opposite sides of the condo. The living area and bedrooms have views of the greenspace with the large primary bedroom boasting 3 generously sized closets. The bright second bedroom provides additional flex and storage space making it ideal for a home office, gym, or roommate. A wonderful highlight of this property is the sliding garden door leading to a spacious stone-paver patio on the tranquil greenspace – the perfect spot for morning coffee and relaxing at the end of the day! Completing this well-kept suite is a 4-piece bathroom. The assigned parking stall (with plug-in) is conveniently located mere steps from the building's™ front door while the laundry room and extra-large storage locker are one floor below. Close to the Sheep River Trail and an easy stroll to the shoppes, restaurants and pubs in Okotoks's™ Historic Downtown, this affordable and quiet



2-bedroom home offers it all – location, value and an exceptional lifestyle!

Built in 2002

Essential Information

MLS® #	A2197718
Price	\$199,900
Sold Price	\$201,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	699
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Sold

Community Information

Address	3, 170 N Railway Street Sw
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T3H 0E5

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

of Stories 2

Exterior

Exterior Features Other
Construction Wood Frame

Additional Information

Date Listed February 27th, 2025
Date Sold March 11th, 2025
Days on Market 12
Zoning NC
HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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