

\$300,000 - 7, 130 Mcrae Street, Okotoks

MLS® #A2203007

\$300,000

3 Bedroom, 2.00 Bathroom, 618 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Incredible opportunity to get into the housing market as a new homeowner or investor in this updated 3 bedroom, south-facing townhouse! Advantageously located mere steps to downtown with its many trendy cafes, diverse shops, delicious restaurants and the always popular ice cream shop. Nearby is the recreation centre with a fitness centre, swimming pool, ice skating, spray park, skate park and much more. Just a short drive away is the Sheep River allowing you to connect with nature and wildlife watch while strolling along the extensive river pathway. Then come home to a quiet sanctuary in a small complex with mature trees. Updated flooring, a neutral colour pallet and abundant natural light greet you upon entry. The living room invites relaxation or unwind on the adjacent balcony soaking up the south sunshine. Modernly updated, the kitchen features stainless steel appliances, full-height cabinets, timeless subway tile and ample space to gather over a delicious meal. A handy powder room and a large enclosed laundry room are also conveniently on this level. The lower level is home to an updated 4-piece bathroom and 3 spacious and bright bedrooms all with large windows. Further adding to your convenience is off-street parking. Move-in ready, updated and well kept in a highly desirable, very walkable location – this home has it all! Come see for yourself!

Built in 1974



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203007 |
| Price | \$300,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 618 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 7, 130 Mcrae Street |
| Subdivision | Heritage Okotoks |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 1J4 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Off Street, Stall |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub, Storage |
| Appliances | Electric Stove, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Landscaped, Low Maintenance Landscape, Many Trees |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 65 |
| Zoning | D |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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