# $624,900 - 80 Wedderburn Drive, Okotoks

MLS® #A2226291

**$624,900**
3 Bedroom, 3.00 Bathroom, 1,448 sqft
Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

Located on a quiet street in the growing community of Wedderburn, this brand new home by Anthem offers smart design, modern finishes, and room for your family to grow. The Laned 160 model features 1,448 sq. ft. of well-planned living space with 3 bedrooms, 2.5 baths, a bright neutral colour palette, durable LVP flooring, and a functional layout. At the back of the home, the kitchen includes a gas range, walk-in pantry, and plenty of prep space - ideal for everything from busy mornings to weekend hosting. The open-concept main floor connects the kitchen, dining area, and great room for a space that feels connected and comfortable. Upstairs, the primary suite features a walk-in closet and private 3-piece ensuite, with two additional bedrooms, a full bath, and laundry with washer and dryer included. With a side entrance and 9' basement, this home also offers flexibility for future development. Built with energy efficiency and quality construction in mind, and backed by new home warranty. Just steps from schools, parks, and future retail, Wedderburn is a community where families can settle in and feel at home. (Exterior render and interior photos are representative)

Built in 2025

## Essential Information

| | |
|---|---|
| MLS® # | A2226291 |
| Price | $624,900 |

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,448 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 80 Wedderburn Drive |
| Subdivision | Wedderburn |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 5X2 |

**Amenities**

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Parking Pad |

**Interior**

| | |
|---|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

**Exterior**

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |

| | |
|---|---|
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | June 3rd, 2025 |
| Days on Market | 13 |
| Zoning | TN |

## Listing Details

| | |
|---|---|
| Listing Office | Real Broker |

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