

HELLO,
Gorgeous!

109 STANLEY AVENUE #D

OKOTOKS, ALBERTA

A RENOVATED END UNIT CONDO IN HERITAGE OKOTOKS

Tucked into Heritage Okotoks, one of Okotoks' most established and walkable neighbourhoods, this bright, renovated bi-level condo is an end unit in a fourplex, with no neighbours above or below, blending an open-concept main floor, a fully finished lower level, and easy, low-maintenance living.

With approximately 1,004 sq ft of total developed living space, 542 sq ft above grade per RMS plus a fully finished lower level, 3 bedrooms, and a 4-piece bathroom, this home lives far larger than its footprint suggests.

MAIN FLOOR HIGHLIGHTS

- **End unit in a fourplex, with no neighbours above or below**

- Renovated white kitchen with stainless fridge, dishwasher, and microwave hood fan
- Living area opening onto a private balcony with a gas BBQ line
- Newer windows and sliding glass doors for abundant natural light
- A comfortable main-level bedroom, ideal as a guest room or office
- An open-concept main floor with clean, current, low-maintenance finishes

Designed for real life... bright, open, and move-in ready.

LOWER LEVEL

- **Spacious primary bedroom with a walk-in closet**

- Comfortable second bedroom
- Modern 4-piece bathroom
- In-suite laundry and generous under-stair storage

A finished lower level that adds real, everyday living space.

PARKING & STORAGE

- **One assigned parking stall (#D) with a 220V plug at the door**

- In-suite laundry plus generous under-stair storage

Everyday convenience, with parking and storage handled.

BALCONY & OUTDOOR LIVING

- **Private balcony with a gas line, ready for the barbecue**

- Newer sliding glass doors connecting indoors and out
- Partial fencing with a sunny, south-facing front exposure
- Professionally managed, pet-friendly fourplex with snow removal handled

This is a home made for easy, lock-and-leave living.

UPGRADES & FEATURES

- Renovated white kitchen with stainless appliances
- Newer windows and sliding glass doors
- Fully finished lower level with 2 bedrooms and a 4-piece bath
- Private balcony with a gas BBQ line
- Assigned parking with a 220V plug at the door

Move-in ready with key updates already completed.

AT A GLANCE

- 3 Bedrooms
- 1 Bathroom (4-Piece)
- ~1,004 Sq Ft Total Developed
- 542 Sq Ft Above Grade (RMS)
- Fully Finished Lower Level
- Private Balcony with Gas BBQ Line
- Assigned Parking Stall #D (220V)
- End Unit Bi-Level Condo in a Fourplex (1981), Condo Fee \$268/mo
- Walk to Sheep River Pathways & Downtown Okotoks

WHY YOU'LL LOVE IT

This home stands out for one simple reason... the value.

Finished top to bottom. Renovated and move-in ready. An end unit with nobody above you and nobody below you. Steps from the Sheep River.

The kind of finished, walkable value that's hard to find... and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A **POSITIVE** ONE!

TARA MOLINA c: 403.809.4639 e: tara@taramolina.com

SHAUNA ALLEN c: 587.247.6683 e: shauna@taramolina.com

TARAMOLINA.COM

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