



## 126 MCRAE Street Okotoks Alberta

\$399,000

ATTENTION NEW HOME OWNERS INVESTORS AND ANYONE LOOKING FOR A SCREAMING DEAL.... THIS IS WITHOUT DOUBT (AND DEFINITELY ON THE MLS SYSTEM FOR THIS AREA), THE BEST CONDO DEAL IN OKOTOKS!! THERE ARE\*\*\*\*\*NO CONDO FEES\*\*\*\*PERIOD! That alone saves you from a minimum of \$300.00-\$633.00 PER MONTH! GRAB THIS ONE WHILE IT LASTS!!! This is a lovely 1009 sqft home in total, and set up as a bilevel. Best of all the entire unit from top to bottom has been meticulously renovated. Open space kitchen features custom cabinetry with full extension hinges, loads of prep space and plenty of storage. New Hardwood, New Concrete counter tops, New marble patterned tile at the front door and in the bathroom up. New Laminate down, New bath fixtures in both baths, New paint throughout, New Industrial Roof.Appliances, include: Fridge, Dishwasher, Microwave, Washer, Dryer. This corner unit boasts SOUTH FACING windows and BALCONY to let the light flood in. There is a sunny Large Living Room and Dining Room, with Sliding door off of the Kitchen area. There is a 2pc Bathroom in the hallway for greater guest privacy that also has a walkthrough mainfloor laundry with folding table and storage. On the lower level, a Master Suite that will rival that of many single family homes, with his and her closets full extension drawers on "his" side and shelves on "her" side. There is parking directly in front of your home as well as plenty of parking on the street. This gem is located within a short walking distance to downtown, close to commuting roads, shopping nearby as well as many other amenities. Don't wait! Priced to sell, this one needs to be on your "must see" list! Lets get you living in your next 'new' home! Call today to book your viewing! (id:6769)

Bedroom 7.83 Ft x 9.58 Ft

Furnace 15.75 Ft x 3.00 Ft

4pc Bathroom 10.00 Ft x 6.00 Ft

Primary Bedroom 18.67 Ft x 9.25 Ft

Dining room 11.00 Ft x 12.00 Ft

Kitchen 7.17 Ft x 12.00 Ft

Laundry room 8.00 Ft x 8.17 Ft

Other 3.67 Ft x 6.25 Ft

Other 17.17 Ft x 4.42 Ft

Living room 8.33 Ft x 12.00 Ft

2pc Bathroom 8.00 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca