



## 9 Elma Street Okotoks Alberta

\$750,000

This charming property immediately captures attention with its historic allure. Originally the residence of Okotoks' first mayor, Mr. Frederick Stockton, this home dates back to the early 1900s and is now ready for its next chapter. Steeped in history, this versatile property has served various purposes over the years: as a doctor's office, a family home, an investment property, and now it awaits new owners to shape its future. Zoned HMU (Heritage Mixed Use), this property offers unique potential for both residential and specialized commercial uses, making it ideal for a boutique storefront or a distinctive home. The main floor features a bedroom, a 4-piece bath, and a spacious, functional kitchen. The layout is adaptable, with ample space on every level to accommodate a business. Upstairs, you'll find additional space that could be utilized for business purposes or transformed into two full-sized bedrooms with a 4-piece bath. The basement has been recently excavated and includes a new concrete foundation with two walk-up entrances. Additionally, the third floor boasts a versatile loft area with similar potential. Set on two legal lots, the property benefits from a large yard surrounded by mature trees. Located in a prime area with endless possibilities, this property invites you to continue its legacy, whether as a business venture or a family home. Seize the opportunity to preserve and rejuvenate this historic gem. (id:6769)

4pc Bathroom 10.42 Ft x 7.58 Ft  
Bedroom 11.00 Ft x 15.92 Ft  
Den 14.75 Ft x 5.67 Ft  
Kitchen 14.75 Ft x 15.25 Ft  
Primary Bedroom 10.92 Ft x 15.42 Ft  
Bonus Room 12.25 Ft x 17.33 Ft  
Family room 12.33 Ft x 20.08 Ft

4pc Bathroom 6.50 Ft x 5.67 Ft  
Bedroom 12.42 Ft x 9.83 Ft  
Dining room 14.67 Ft x 12.83 Ft  
Dining room 10.58 Ft x 6.00 Ft  
Kitchen 10.58 Ft x 11.42 Ft  
Living room 12.17 Ft x 12.00 Ft

Listing Presented By:



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