

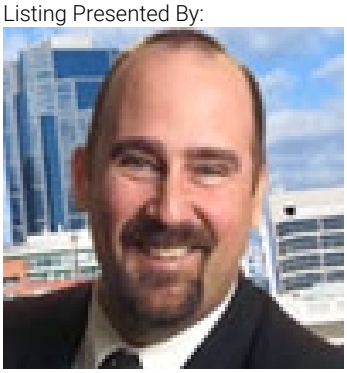
106 Elma Street Okotoks Alberta

$534,500

Situated on historic Elma Street, this unique property offers exceptional potential for both residential living and business use, thanks to its desirable zoning and prime location. Nestled on one of Okotoks' most charming, tree-lined streets, you'll enjoy the character and charm of the town's historic district while being just steps from shopping, boutique stores, walking paths, and the river.Most recently operated as a pre-kindergarten school, the home presents an excellent opportunity for a home-based business, professional office, or conversion back to a comfortable family residence. Two spacious rooms, previously used as bedrooms, can easily be returned to their original purpose, while the bright, open-concept layout creates a welcoming and versatile living space.Recent updates include newer windows, shingles (approximately 2 years old), a high-efficiency furnace (approximately 5 years old), and exterior paint and maintenance, providing peace of mind for the next owner.The oversized double detached garage is wired and offers plenty of space for parking, storage, or a workshop. Backing onto an environmental reserve, the property enjoys exceptional privacy and a beautiful natural setting.Whether you're looking to establish a business, invest, or create your dream home in one of Okotoks' most picturesque neighbourhoods, this is a rare opportunity in an outstanding location. Call for a private viewing today. (id:6769)

Laundry room 5.42 Ft x 7.42 Ft
Storage 20.17 Ft x 10.17 Ft
3pc Bathroom .00 Ft x .00 Ft
Recreational, Games room 19.75 Ft x 11.50 Ft
Dining room 8.67 Ft x 9.75 Ft
3pc Bathroom .00 Ft x .00 Ft
Bedroom 10.00 Ft x 11.83 Ft
Kitchen 11.33 Ft x 12.58 Ft
Living room 25.42 Ft x 19.42 Ft
Bedroom 13.25 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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