

# \$235,000 - 403, 16 Poplar Avenue, Okotoks

MLS® #A2193721

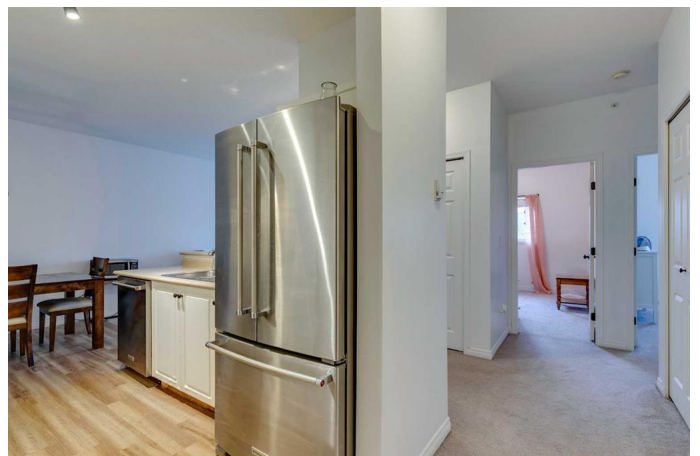
**\$235,000**

2 Bedroom, 1.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Welcome home to this bright, two bedroom condo with modern finishes in Poplar Green, Okotoks. Walk into this top floor, bright open floor plan featuring a large entry foyer. The corridor kitchen boasts of a stainless-steel appliance package, closet pantry, white shaker cabinetry and a raised eating bar. Flowing nicely into the dining area that accommodates a large dining table with a hanging black accent farmhouse style pendant. The living area is a good size, great for furniture placement showcasing glass sliding patio door leading out to your west facing balcony drawing in all that natural light. The extra-large master bedroom has a walk-through closet leading through to the 4-piece bath. The second bedroom is a good sized with a large window and deep closet. The 4-piece bath and laundry closet complete this fabulous unit. The unit offers an assigned parking stall, separate storage, plus bike storage. Located near the town centre, close to parks, shopping, restaurants & Heritage Parkway along the Sheep River. Don't miss out on this exceptional unit, book your viewing today!



Built in 2000

## Essential Information

MLS® # A2193721

Price \$235,000

Bedrooms 2

|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 884         |
| Acres          | 0.00        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 403, 16 Poplar Avenue |
| Subdivision | Heritage Okotoks      |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 1Z5               |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Laminate Counters                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 52                  |
| Zoning         | D                   |

## Listing Details

Listing Office            RE/MAX House of Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.