

113 Waldron Avenue  
Okotoks, Alberta

MLS # A2166482



## \$529,900

<b>Division:</b>	Tower Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Garden, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Storage Shed

**\*\*OPEN HOUSE SUN 22 SEPT, 1-3PM\*\*** Welcome to this lovingly maintained bungalow, nestled on a spacious corner lot in the desirable Tower Hill community. Mature trees, direct access to the pathway system, and a green space side the property. As you pull up to the front drive, you'll notice ample parking and a welcoming front porch. Inside, the main floor features durable tile and laminate flooring throughout. The large living room flows into a bright dining area, which leads to a well-appointed kitchen with granite countertops and ample cabinetry. This home offers three main floor bedrooms, including a spacious primary bedroom with two closets & one of which could be converted into a two piece ensuite based on the original floor plan. The main bathroom has been beautifully renovated with modern finishes. The recently developed basement has a large rec space, a fourth bedroom, laundry room, additional storage, and a new bathroom with tiled shower. Key mechanical updates over recent years include new vinyl windows on the main floor, a new roof, furnace, hot water tank, and exterior updates. A separate side entrance opens up possibilities for rental income or multi-generational living. The spacious side yard is perfect for a patio, while the large backyard offers tons of space for kids to play, gardening, or even a future garage. Located steps from schools, the recreation center, and just a short stroll to downtown Okotoks and the scenic river valley, this home is an exceptional find where location is key. Don't miss out on the incredible value this charming bungalow offers in a price point hard to come by! Check out the virtual tour.