

143 Waldron Avenue

Okotoks, Alberta

MLS # A2227788



\$520,000

Division:	Tower Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Laminate, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: TN
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island, Vinyl Windows		
Inclusions:	Call seller directly		

Click brochure link for more details. Charming Bi-Level Home Backing Onto School Playground! Nestled on a quiet street with mature trees and a beautifully landscaped yard, this recently updated bi-level offers both comfort and potential. Backing directly onto a school playground, this home is perfect for families or anyone who loves wide open views and extra privacy. Step inside to find fresh paint, brand-new flooring, and stylish new countertops throughout. The main level features a bright and spacious layout, including a large kitchen with an oversized island—ideal for entertaining or everyday family life. Enjoy seamless access from the kitchen to the cozy sunroom, perfect for morning coffee or evening relaxation. The primary bedroom also offers private access to the sunroom, creating a peaceful retreat. A generous second bedroom and a full 4-piece bathroom complete the main floor. Downstairs, the undeveloped basement is a blank canvas with incredible potential. With a smart layout already in place, there’s room for additional bedrooms, a full bathroom, laundry area, and even a potential future suite (subject to approvals). Don’t miss this opportunity to own a move-in-ready home with room to grow, in a family-friendly location that truly checks all the boxes! New washer, drier, and roof installed in 2023, and new furnace installed in 2022. Furnace and ducts professionally cleaned and inspected may 2025!