

**305 Stanley Avenue
Okotoks, Alberta**

MLS # A2293925



\$214,900

Division:	Heritage Okotoks		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,226 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Covered, Driveway		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: SHEDS

Welcome to this beautifully updated mobile home in the heart of Okotoks, offering modern finishes and a bright, inviting layout. The heart of the home is the huge kitchen featuring sleek stainless steel appliances, a kitchen island, and ample counter and cabinet space—perfect for cooking and entertaining. The spacious primary bedroom is a true retreat with a large walk-in closet and a spa-inspired 4-piece ensuite - with a soaker tub!. The two additional well-sized bedrooms and 4pc bathroom are on the opposite side of the home, providing lots of privacy. Enjoy the natural light pouring through large windows and relax in your south facing, private backyard. Step outside onto the impressive 40' x 11' deck, ideal for summer BBQs, and make use of the large shed for all your storage needs. Recent upgrades include new HWT (2024), fresh paint throughout the main living areas and brand new carpet in the living room and primary bedroom, making this home completely move-in ready. Some added bonuses to this home is the carport AND additional 2 parking spots, and backing onto green space! Walking distance to downtown Okotoks, close to many walking paths and parks. Don't miss the opportunity to live in this welcoming community with all the charm Okotoks has to offer! This mobile home park is one of the best maintained parks in Alberta, and this home truly has it all - come see it today! Monthly lot fees are \$1353 for new residents and include sewer, water, garbage and land tax (home tax is separate). Pet fees are \$25/pet/month. Buyer Approval is required by Cove Communities.