

# \$349,900 - 8, 29 Poplar Avenue, Okotoks

MLS® #A2210057

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.02 Acres

NONE, Okotoks, Alberta

**\*\*\*OPEN HOUSE SUNDAY APRIL 13**

**2-4PM.\*\*\*Charming Townhome in the Heart of Okotoks. Discover the perfect blend of comfort and convenience with this beautiful**

**3-bedroom, 2-bath home located just minutes from Okotoks's™ vibrant downtown core.**

The main floor welcomes you with warm hardwood flooring, an inviting fireplace, and a sleek open-concept kitchen featuring brand-new stainless steel appliances—perfect for cooking and entertaining alike. Upstairs, you'll find three generously sized bedrooms, all complemented by plush carpeting for added coziness.

The basement offers endless possibilities, awaiting your personal touch to transform it into the perfect space for your needs. Additional features include two parking stalls and a dedicated storage locker to keep everything organized and accessible. Outside, enjoy the scenic beauty and nearby amenities: schools, shopping, the picturesque river valley, and more—all just a short walk away!

Don't miss this opportunity to own a home that combines charm, practicality, and location. Contact your favourite realtor today for a showing and make this home yours!

Built in 1996

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2210057      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,050         |
| Acres          | 0.02          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8, 29 Poplar Avenue |
| Subdivision | NONE                |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 1Z5             |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 2     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Front Yard         |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 2                |
| Zoning         | NC               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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