# \$325,000 - 41, 7 Westland Road, Okotoks

MLS® #A2214161

# \$325,000

3 Bedroom, 3.00 Bathroom, 1,659 sqft Residential on 0.02 Acres

Westridge, Okotoks, Alberta

Welcome to this 3 bedroom, 2.5 bathroom townhome with garage, which is being sold "as is where is" and requires some TLC on the entrance level due to a water leak. Recent updates in this unit include windows, deck and exterior doors. This townhome features a main floor den which is perfect for those working from home, this level also has a half bath (which is in need of renovation) and a laundry with washer and dryer. On the bright and airy first floor you will love the huge living room with hardwood floor which overlooks the south facing low maintenance deck (currently under construction). There is a great kitchen with granite counters and stainless steel appliances, an eating bar and a large dining area - great for entertaining! This level also has room for an office area - perfect for keeping an eye on anyone doing their homework whilst you are in the kitchen! Upstairs are 3 spacious bedrooms, the large master has 2 closets and a 4 piece ensuite with a large vanity. The other 2 bedrooms are a good size and there is a 4 piece family bathroom completing this level. This townhome also features a single attached garage. This home requires a new furnace and repairs from the water damage on the entrance level, hence the price. This home is in a great location close to shopping, restaurants and schools. View 3D/Multi Media/Virtual Tour.







## **Essential Information**

MLS® # A2214161 Price \$325,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,659 Acres 0.02 Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 41, 7 Westland Road

Subdivision Westridge City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1Z1

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Closet Organizers, Granite Counters, No Smoking Home, Pantry, Vinyl

Windows

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating See Remarks

Cooling None Basement None

#### **Exterior**

Exterior Features Private Entrance

Lot Description Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning NC

# **Listing Details**

Listing Office RE/MAX First

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