

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

MLS® #A2214161

**\$325,000**

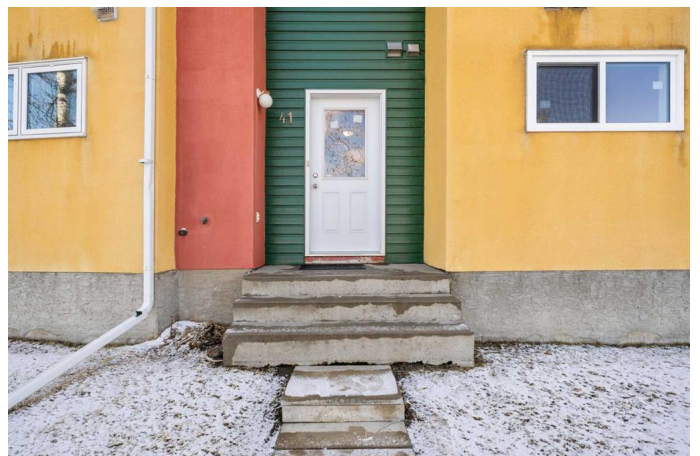
3 Bedroom, 3.00 Bathroom, 1,659 sqft

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.

Built in 2005



## 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 | 8                |
| Zoning         | NC               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.