

# \$214,900 - 305 Stanley Avenue, Okotoks

MLS® #A2256943

**\$214,900**

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Mobile on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

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 home truly has it all - come see it today! Lot fees are \$1270 and include sewer, water, garbage and land tax (home tax is separate). Buyer Approval is required by Cove Communities.



Built in 2015

### Essential Information

MLS® #	A2256943
Price	\$214,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.00
Year Built	2015
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	305 Stanley Avenue
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1M5

### Amenities

Parking Spaces	3
Parking	Carport, Covered, Driveway

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Garburator
Heating	Forced Air

### Exterior

Exterior Features	Garden, Private Yard, Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

**Additional Information**

Date Listed                    September 13th, 2025

**Listing Details**

Listing Office                Real Broker

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