

# \$220,000 - 17, 170 N Railway Street, Okotoks

MLS® #A2267320

**\$220,000**

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.00 Acres

Heritage Okotoks, Okotoks, Alberta

Excellent opportunity to purchase this recently upgraded 2 bedroom apartment with tenants in place until Feb 28, 2026 and professionally managed in the rental pool (optional). Rivers Edge complex is located in the charming Heritage district of Okotoks. Situated on the front side of Building B facing south, this suite is flooded with natural light with views of green space across the road. Sunny, south facing patio has direct access from the living room on this main floor unit. Extensive renos have been done to this property in the past year! The spacious primary bedroom has double closets. This apartment has it's own furnace and water heater, so tenants pay their own heat and electricity! The assigned parking stall (with plug in) is just steps from the front entrance, while laundry room and huge storage locker are one floor below. Located conveniently close to the Sheep River and a short stroll to the shops, restaurants and pubs in Okotoks historic downtown!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2267320  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 696       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 17, 170 N Railway Street |
| Subdivision | Heritage Okotoks         |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T3H 0E5                  |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking, Storage, Coin Laundry |
| Parking Spaces | 1                              |
| Parking        | Asphalt, Assigned, Stall       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                    |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| # of Stories      | 3                                                                                    |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| Zoning         | NC                 |

### Listing Details

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