

# \$289,000 - 2208, 100 Banister Drive, Okotoks

MLS® #A2196813

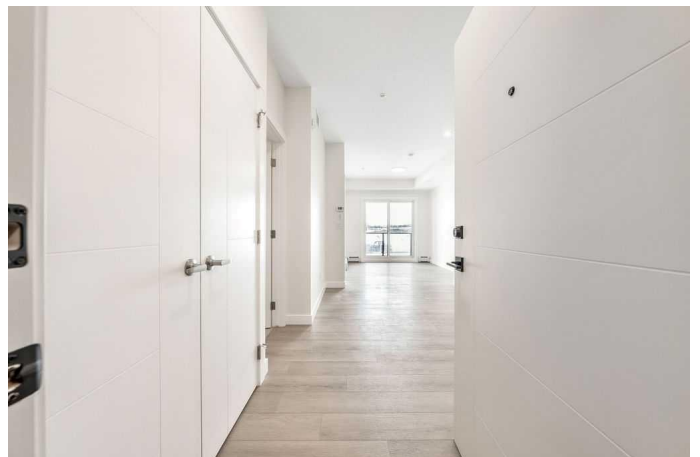
**\$289,000**

1 Bedroom, 1.00 Bathroom, 480 sqft

Residential on 0.00 Acres

Wedderburn, Okotoks, Alberta

IMMEDIATE POSSESSION AVAILABLE in this brand new condo unit in the popular north-end community of Wedderburn. A perfect layout creates a blend of space, style, and function. Large windows let in ample natural light while looking out to big Alberta skies and the future dog park development. The kitchen is equipped with stainless steel appliances, quartz counters, and a surprisingly large amount of cupboards. The luxury vinyl plank flooring is continuous throughout the living spaces. The large primary bedroom has an amazing layout walking through to closet and laundry space, and then directly into the beautiful 4 piece bathroom. The spacious balcony provides a gas line for your BBQ, and offers a perfect covered outdoor area to relax. Easy walkable access to all the new shopping and restaurants in Okotoks D'Arcy Ranch community. Close to playgrounds, walking paths, golf, and with a quick exit to leave town for all the city commuters - this new community is truly booming with amenities. A titled parking stall is included and plenty of bike storage is available. The condominiums of Lawrie Park have plans for some outdoor recreational amenities once construction is done, including possible basketball courts. This condo unit is not just a place to live- it will become a lifestyle. Over \$4000 upgrades have already been added to this unit including rough-in for AC. Extra storage in parkade \*\* the BRODY unit is being sold with builders



measurements of 522 sq ft. \*\*

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196813    |
| Price          | \$289,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 480         |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2208, 100 Banister Drive |
| Subdivision | Wedderburn               |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 5Y3                  |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Dog Park, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan    |
| Heating           | Baseboard  |
| Cooling           | Rough-In   |
| # of Stories      | 4  |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard, BBQ gas line      |
| Construction      | Wood Frame, Composite Siding |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 53                  |
| Zoning         | GC                  |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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