

# \$605,000 - 74 Wedderburn Drive, Okotoks

MLS® #A2235036

**\$605,000**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

Welcome to this beautiful brand-new property in Okotoks. This house is situated in a new quite community, family-friendly neighborhood. A short walk to D&E™ Arcy Ranch Golf Club, and shopping like Safeway, shoppers Drug Mart, Starbucks, Dollarama, Pet value and more.

As soon as you step in to this property you will be greeted by nice foyer and coat closet. The main floor offers open layout, great kitchen with stainless steel appliances, Quartz countertops, good size kitchen island, upgraded cabinets with soft closing and under-cabinet lighting. The kitchen also comes with a generous size pantry with wired shelving.

As you walk away to the back of the house, you will have access to a two-piece bathroom, a built-bench and a back door that leads you to a good size deck with railing, BBQ gas line to enjoy the summer days on your backyard.

As you walk to the second floor you will find three bedrooms, tow and half bathrooms, stackable washer and dryer and a linen closet. Every bedroom comes with walk-in closet.

This property also has a side entrance that leads to the basement. The basement has a great layout that offers excellent opportunity for development. 9'™ foundation walls and two windows and all mechanicals are in one corner. This is an incredible opportunity in Okotoks. Book you showing through showing time.



Built in 2025

**Essential Information**

MLS® #	A2235036
Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	74 Wedderburn Drive
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5X2

**Amenities**

Parking Spaces	2
Parking	None

**Interior**

Interior Features	Chandelier, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	47
Zoning	TN

**Listing Details**

Listing Office	Real Broker
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