

**129 WALDRON AV**



**Class:** Detached  
**Type:** Detached  
**Style:** 3 Lvl Split  
**Year Built:** 1981  
**LINC #:** [0013058599](#)  
**Legal Plan:** 7910629 **Blk:** 4 **Lot:** 18  
**Area:** Okotoks  
**Nearest Town:** Tower Hill OKTHL  
**Community:** T1S 1C8  
**Postal Code:** Not a Condo  
**Condo Type:** 60/Negotiable  
**Possession:**

**Land Use:** R1 **New Hm:**  
**Title to Land:** Fee Simple **Tax Amt/Yr:** \$2,320/2018  
**Conform Rpt:** **Local Imp Amt:** 0  
**Restrictions:** Easement Registered On Title, Utility Right Of Way **HOA:** No  
**Condo Fee:**

Great value in this 3 bedroom 3 level split in popular Tower Hill. Backs to green space & Good Shepherd school. Close to the Rec Centre. Many updates in recent years, including a high efficient furnace, the hot water tank, shingles & eaves-troughs, most of the windows & window coverings, the front & side doors, vinyl plank flooring, stainless steel kitchen appliances & a Samsung laundry pair, some fencing, lighting & more! The main floor features a fab living room, a spacious kitchen & a bright dining area with a built in bench & an elegant built in storage unit. Upstairs, you'll find a large master, overlooking the green space, with a 2 pc en-suite (potential for a 3 pc). The 2nd & 3rd bedrooms are both good sizes. The 4 pc family bathroom has also been substantially updated. The basement offers a huge family room, an exercise room that could make a great den, a utility/laundry room & masses of crawl space storage! Large, westerly yard, with a patio & access to the green space. COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 6 F/H Baths: 1/1				
Living Rm	5.6X3.7	18'4"X12'0"	M					
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Dining Rm	3.3X2.3	10'9"X7'7"	M	Baths: 0	0	1	0	0
Kitchen	3.3X3.2	10'9"X10'5"	M	EnSt Bth: 1	0	0	0	0
Mstr Bed	3.8X3.1	12'5"X10'0"	U	<b>Level</b>		<b>Mtr2:</b>		
Bedroom	3.7X2.5	12'0"X8'2"	U	<b>Main:</b>		<b>Sq Ft</b>		
Bedroom	2.8X2.6	9'1"X8'6"	U	<b>Upper:</b>		570		
Den	4.4X3.2	14'4"X10'6"	B	<b>Above Grade:</b>		513		
Family Rm	5.4X3.8	17'8"X12'4"	B	<b>Lower:</b>				
				<b>Below Grade:</b>		36.23		
				<b>Total A.G.</b>		100.61		
						390		
						1,083		

Property Information

**Basement:** Crawl Space, Full-Fully Finished  
**Suite:** Suite - None  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Brick, Metal  
**Roof Type:** Asphalt Shingles  
**Front Exp:** East  
**Parking:** 2/2 Outdoor Stalls, Parking Pad Gravel  
**Features:** No Animal Home, No Smoking Home, Patio, Porch, Programmable Thermostat, Windows - Vinyl, Windows - Wood  
**Site Influences:** Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot  
**Goods Included:** Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Humidifier-Power (Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings-All  
**Goods Excluded:** Contact listing agent for full list of included and excluded items.  
**HOA Fee Incl:**

**Heating:** Forced Air-1  
**Fin FP/Rgh-In:**  
**Lot Shape:** Irregular  
**Lot Sq M:** 0.00 m2  
**Frntg X Depth:** 15.84x33.37  
**Flooring:** Carpet, Vinyl Plank  
**Fuel:** Natural Gas  
**Fuel:**

Agent & Office Information

**List Firm:** RE/MAX IREALTY INNOVATIONS  
**Ownership:** Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).