

# \$624,900 - 80 Wedderburn Drive, Okotoks

MLS® #A2226291

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Residential on 0.07 Acres

Wedderburn, Okotoks, Alberta

Located on a quiet street in the growing community of Wedderburn, this brand new home by Anthem offers smart design, modern finishes, and room for your family to grow. The Laned 160 model features 1,448 sq. ft. of well-planned living space with 3 bedrooms, 2.5 baths, a bright neutral colour palette, durable LVP flooring, and a functional layout. At the back of the home, the kitchen includes a gas range, walk-in pantry, and plenty of prep space - ideal for everything from busy mornings to weekend hosting. The open-concept main floor connects the kitchen, dining area, and great room for a space that feels connected and comfortable. Upstairs, the primary suite features a walk-in closet and private 3-piece ensuite, with two additional bedrooms, a full bath, and laundry with washer and dryer included. With a side entrance and 9' basement, this home also offers flexibility for future development. Built with energy efficiency and quality construction in mind, and backed by new home warranty. Just steps from schools, parks, and future retail, Wedderburn is a community where families can settle in and feel at home. (Exterior render and interior photos are representative)

Built in 2025

## Essential Information

MLS® #                   A2226291

Price                     \$624,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Wedderburn Drive
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5X2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                24  
Zoning                              TN

**Listing Details**

Listing Office                    Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.