



GRASSROOTS
REALTY GROUP

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A, 12 Sierra Drive
Olds, Alberta

MLS # A2230127



\$189,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	946 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

Not Your Average Unit, It's Smarter & well Cuter. Welcome to the unicorn of real estate a super affordable, low-maintenance 3 bed / 2 bath unit in a cozy 4-plex — just minutes from the college! Whether you're an investor hunting for easy rental income or a first-time buyer who's tired of living with roommates who “borrow” your almond milk... this one's for you. This three bedrooms could also be a office, gaming cave, or space for in-laws just tell me what your thinking. Also has 2 full 4-piece bathrooms because we know sharing one just isn't a vibe. Set in a solid location with walkable convenience and rental potential that makes your spreadsheet smile, this place is basically your real estate glow-up. It Easy to own. Easier to love. Possibly the easiest “yes” you'll make all year. So ill repeat myself again, Start that car, maybe bring a snack & lets talk about your next property.