



**GRASSROOTS**  
REALTY GROUP

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208, 5026 49 Street  
Olds, Alberta

MLS # A2236392



**\$149,900**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	1994 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Hood Fan

Adult living (55+) condo in Rosewood Towers, close to all amenities! The second level unit features an open floor plan boasting a functional kitchen, dining and living room area, nice sized bedroom, full bathroom, and laundry area with storage and built-in shelving. An outside balcony area and assigned parking stall round out the package. There is a common area where you can gather for larger family visits, and for socializing with other residents. Conveniently located in the downtown area of Olds, making this an exceptional spot for enjoying shopping, restaurants, as well as being close to medical, optical, clinical needs, etc.. A great place for affordable living.