



GRASSROOTS
REALTY GROUP

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4637 52 Street
Olds, Alberta

MLS # A2237826



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Vinyl Windows		

Inclusions: Microwave Garden Shed, Cabinets in Dining Room, Flag Pole with flag

Welcome to this three bedroom 2 bath bungalow offering 1410 sq ft of comfortable living space, nestled on a quiet street in the mature and desirable neighborhood of East Olds. Just one block from Olds College, the Aquatic Centre and Olds High School this home is perfectly located for families. Step inside to discover a U shaped kitchen with solid maple cabinets including a pantry cabinet, pot drawers. New built in stainless steel oven, new glass top stove. Lots of counter top space and a breakfast nook The large living room flows seamlessly into the formal dining room where garden doors open onto a spacious two tiered east facing deck-perfect for morning coffee and summer BBQ's. The home boasts a renovated 4 piece bathroom. The large sized primary bedroom will fit a king sized bed and a 2 piece ensuite. provides convenience. Two additional bedrooms on the main floor. The 3 season sunroom is the ideal setting for reading a book or enjoying a board or card game with family and friends. Downstairs you will find a fourth bedroom, large laundry room complete with loads of cupboards for storage,. The family room with built in book case will hold all of the family games plus a games room with bar sink. While the basement holds great potential the list price reflects the opportunity for new owners to customize and modernize the space to meet their requirements. The fully fenced backyard features mature trees and shrubs, a maintenance free 6 ft high chain link fence and a solid vinyl fence along the east deck. A south facing ground level deck is also a great place for your morning coffee. Phone your realtor today and book a showing