



GRASSROOTS
REALTY GROUP

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5206 57 Avenue
Olds, Alberta

MLS # A2245978



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,263 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Cedar Shake
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed, fire pit, pool table.

Welcome to this warm and inviting 1.5-storey home offering 1,263 sq. ft. of well-designed living space in a highly desirable part of town—just a short walk to the Elementary and Middle Schools. The main level features a spacious living room with a cozy wood-burning fireplace, a large dining room with direct access to the back deck, a well-appointed kitchen, a convenient two-piece bathroom, and a main-floor bedroom—ideal for guests or a home office. Upstairs, you'll find a generously sized primary bedroom, a full four-piece bathroom, and a third comfortable bedroom with plenty of natural light. The fully finished basement expands your living space with an oversized recreation room (pool table included!), abundant storage options, and a dedicated utility/laundry room. Outside, enjoy a beautifully landscaped and partially fenced backyard that backs onto a 30-foot walkway/utility right-of-way, providing added privacy and space. The detached garage includes a loft area—perfect for storage or a workshop.