



GRASSROOTS
REALTY GROUP

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**54 Vincent Crescent
Olds, Alberta**

MLS # A2246753



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: Built in dishwasher downstairs, fridge downstairs, stove downstairs, microwave and hood fan downstairs.

Welcome to this beautifully crafted newly completed bungalow, offering style, space, and incredible income potential with a fully legal basement suite featuring its own private entrance. The main floor boasts a bright and open layout, complete with a spacious primary bedroom featuring a walk-in closet and a private 3-piece ensuite. An additional generously sized bedroom, a four-piece main bathroom, and a convenient main floor laundry room offer both comfort and practicality. The open-concept kitchen, living room, and dining area are perfect for entertaining, with direct access to the back deck and yard—ideal for outdoor gatherings and relaxing evenings. The legal basement suite has its own separate side entrance, making it perfect for extended family or rental income. Downstairs, you'll find two spacious bedrooms, a full 4-piece bathroom, a large kitchen and rec room, plus a dedicated laundry area. A large utility room and ample storage space round out this well-designed legal suite. The yard is complete with grass and a tree. Whether you're looking for a multi-generational home, a mortgage helper, or an excellent investment opportunity, this property delivers on all fronts.