



GRASSROOTS
REALTY GROUP

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4429 55 Avenue
Olds, Alberta

MLS # A2248049



\$317,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular		

Heating:	Forced Air
Floors:	Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Mixed, Vinyl Siding
Foundation:	Block
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: firepit, play structure, shed.

Full of charm, this well-loved Olds home is ready for its next chapter. Inside, you'll find three comfortable bedrooms and a full bathroom all on the main floor, plus a spacious kitchen, hardwood flooring throughout, and a nice-sized dining and living room area that's perfect for gathering. The separate side entry offers easy access to both the main floor and the basement, while the back door leads to a large porch/laundry area that's as practical as it is welcoming. Outside, the huge corner lot offers privacy, mature trees, and plenty of space to play, garden, or relax. There's a big shed for storage. Brand new shingles will give you peace of mind for years to come. The basement is partially developed, perfect for storage, hobbies, or planning your future renovation dreams. If you've been looking for a cozy, affordable home with plenty of outdoor space in a great location, this one's worth a look!