



**GRASSROOTS**  
REALTY GROUP

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**6017 Ash Street  
Olds, Alberta**

**MLS # A2249792**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** Pergola

Welcome to this charming three-level split on Ash Street in Olds, backing directly onto Deer Meadow Middle School &mdash; an ideal family location. Over the past year, this home has been refreshed with new paint and modern updates in the kitchen, including new countertops and sink, and new light fixtures, creating a bright and welcoming feel throughout. Upstairs you'll find three comfortable bedrooms and two full bathrooms, including a spacious primary suite with its own ensuite and shower. Skylights and peaked ceilings fill the main level with natural light, highlighting the inviting kitchen, generous dining area, and cozy living room &mdash; perfect for family gatherings. The lower level is partially finished with drywall already in place and features a bedroom and full bathroom, plus a separate walkout entrance, offering plenty of potential to customize or create a secondary living space. Outside, the property continues to impress with a beautiful backyard complete with a deck and gazebo, as well as a detached oversized single garage with a loft &mdash; an excellent workspace, studio, or storage area. A large driveway provides ample off-street parking. With park views, a quiet street, and another playground just steps away, this home is nestled in one of Olds's most family-friendly neighborhoods. Move-in ready with room to grow and customize &mdash; a wonderful place to call home!