



GRASSROOTS
REALTY GROUP

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5201 42 Street
Olds, Alberta

MLS # A2250186



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Shed, Refrigerator in Basement, Freezer in Basement, Rain Barrels

Welcome to your new family home! This 1979, 3 Bedroom 2 bathroom fully developed home is ready for its new family. This beautifully maintained Bi-Level home offers a wonderful blend of comfort, space and everyday practicality. Step into the front entrance through the front double doors and head upstairs to a bright and welcoming main living area with a wood fireplace you can cozy up to on those colder winter days with a cup of cocoa. The main floor also offers a good sized kitchen, dining area, 2 bedrooms and a 4 piece bathroom. Walk out onto the covered deck or step down onto the lower deck from the kitchen and enjoy your morning coffee and sunrise. The basement is fully developed with a large family room, additional bedroom, 3 piece bathroom, laundry room and 2 generous storage spaces. This corner lot is beautifully landscaped with mature fruit trees, many perennials, a garden to enjoy fresh vegetables in the summer, RV PARKING off the back alley and an OVERSIZED DOUBLE DETACHED HEATER GARAGE. This property has had many upgrades over the years including Roof 2015, Hot water tank 2020, furnace with Breath Air system 1997, Flooring. Book your appointment today to view this amazing property!!