



GRASSROOTS
REALTY GROUP

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6 Valiant Crescent Olds, Alberta

MLS # A2252800



\$459,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,091 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, No Smoking Home, Skylight(s)

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

Inclusions: shed

Welcome to this well-maintained, one owner, 3 bedroom duplex, offering comfort, convenience and low maintenance living. Enjoy central air condition to cool off from the summer heat and a gas fireplace to keep warm in the winter. Laundry facilities on the main floor and a heated garage are some of the many features this home has to offer. The fully finished basement is complete with a wet bar perfect for entertaining or relaxing with family and friends. The exterior is designed with low-maintenance landscaping making this an excellent choice for people who love to travel or for buyers that are seeking a hassle-free investment property. Located in a desirable neighborhood, this property is just minutes from the hospital and park! This versatile home is move-in ready and offers a lifestyle of ease and practicality. Come see for yourself all that this home has to offer.