



GRASSROOTS
REALTY GROUP

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**5309 50 Street
Olds, Alberta**

MLS # A2253001



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	32-32-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Front Door replacement stored in garage, small freezer in basement

This 3-bedroom, 2-bathroom home is the perfect fit for a first time buyer, young family or an appealing investment opportunity at a great price point. Conveniently located close to all of the town's amenities, it offers comfort, updates, and space to grow. Recent upgrades make this a true move-in-and-enjoy property, including: Fresh interior paint, New basement windows and window wells, new windows in Laundry area, Updated landscaping, Brand-new backyard fence with lockable gates, New electrical service, fixtures, and switches, New garage door with opener, and Updated garage shingles. Inside, the main floor features an efficient kitchen, a spacious laundry area, dining and living room, a 4-piece bathroom, and two comfortable bedrooms. The lower level offers two additional bedrooms, another bathroom, and a generous family room, ready for your personal finishing touches. Step outside into the large, fenced backyard, perfect for kids and pets, and enjoy the convenience of a detached 2-car garage. Don't miss your chance to own this well-maintained and upgraded home. Book your showing today!