



GRASSROOTS
REALTY GROUP

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**5705 59 Avenue
Olds, Alberta**

MLS # A2253416



\$433,700

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,588 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

This spacious 1,588 sq ft bungalow is ideally located near Deer Meadow School. Step into a sunken living room (just one step down) that flows into a formal dining area. The well-designed kitchen features oak cabinets, pot drawers, pantry pull-outs, and an appliance garage. The adjacent family room and eating nook include a cozy fireplace, garden doors, and a bright bay window. The large primary bedroom offers a walk-in closet and a 3pce ensuite. A second bedroom, full 4pce bath, and an oversized laundry room complete the main floor. Downstairs, the expansive basement includes in-floor heating (with a new water heater installed 3 years ago) and a third bedroom—perfect for guests or a home office. The oversized double garage is fully equipped with in-floor heat, a sink, workbench and a new garage door opener (2010) with two remotes. Enjoy outdoor living on the great deck overlooking the landscaped yard with two raised garden beds and a detached shed. New shingles were installed in May 2014. Don't miss this incredible opportunity—call today to view!