



GRASSROOTS
REALTY GROUP

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**5606 50 Street
Olds, Alberta**

MLS # A2253468



\$419,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Level, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: refrigerator in basement, electric range in basement, microwave in basement

Welcome to this beautifully updated 3 bedroom home offering nearly 1,000 sq ft on the main level plus a fully finished basement with a self-contained one bedroom illegal secondary suite with separate entrance—ideal for extended family or rental income. Recent upgrades include newer windows, hot water heater, and air conditioning, ensuring year-round comfort. With a durable metal roof and low-maintenance stucco and brick exterior, this property is built to last. Situated on a massive 50' x 164' lot, there's plenty of room to enjoy the outdoors, complete with a back deck, storage shed and double car garage for added convenience. A perfect blend of space, updates, and investment potential! Hold onto this property for future development potential. Walking distance to shopping and schools and right across the street from a park. This property has a fabulous market value at this price.