



GRASSROOTS
REALTY GROUP

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**15 Sierra Road
Olds, Alberta**

MLS # A2258680



\$498,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,141 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Landscaped | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Storage | | |

Inclusions: Shed, vacuum system and attachments, over head gas heater in garage.

Welcome to this well-maintained 3-bedroom, 3 bathroom bi-level located in a desirable neighborhood with RV parking pad and back-alley access. The main floor features a bright living room, kitchen with island, and pantry, the primary bedroom with 3-piece ensuite, hallway laundry, and a dedicated office or computer room. The fully finished basement includes two good sized bedrooms, a spacious rec room, a 3-piece bathroom, ample storage, and a true cold room. Outside, enjoy a fully landscaped yard with mature trees, a storage shed, large RV parking pad, and partially fenced backyard. This move in ready is ready for its next family!