



**GRASSROOTS**  
REALTY GROUP

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**15 Sierra Road  
Olds, Alberta**

**MLS # A2258680**



**\$509,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!