



GRASSROOTS
REALTY GROUP

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201, 4833 52 Street
Olds, Alberta

MLS # A2261595



\$249,700

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	587 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 150
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this inviting and well-kept 4-plex unit, offering a bright main floor with additional living space downstairs for added versatility. The main level features an open layout with a spacious kitchen, dining area, and living room—perfect for both everyday living and entertaining. A primary bedroom and a 4 pce bathroom complete this level. The lower level provides even more room to enjoy, with a family room, two additional bedrooms that offer flexible options for guests, family, or a home office and another 4 pce bathroom. This unit is move-in ready, clean, and well cared for, set in a quiet, well-maintained building. Whether you’re a first-time buyer or investor, this property offers excellent value and a practical layout to suit your lifestyle.