



**GRASSROOTS**  
REALTY GROUP

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**A, 5029 48 Street  
Olds, Alberta**

**MLS # A2261923**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	569 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 90
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

This modern 2-bedroom condo offers comfort and convenience in a well-designed layout. The wide open-plan kitchen, living, and dining area is perfect for both everyday living and entertaining. Bright windows fill the space with natural light, highlighting the contemporary finishes and airy flow. Downstairs, you'll find two spacious bedrooms with ample closet space and a full bathroom. The home also includes convenient in-suite laundry and designated parking. Located in a quiet 4-plex, this condo provides the feel of a private home with the ease of low-maintenance living. Close to schools, shopping, and parks, it's the perfect option for first-time buyers, downsizers, or investors.