



GRASSROOTS
REALTY GROUP

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**52 Olsen Street
Red Deer, Alberta**

MLS # A2262080



\$359,000

Division:	Oriole Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,748 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings.

4 bed 2 bath 4 level split close to Bower Ponds, Schools and parks. Livingroom is a good size with a large front window for lots of natural light. Kitchen has painted cabinets, stainless steel appliances and a handy movable island. Large eating area with patio doors out to the fully fenced backyard. Upstairs has a large primary bedroom with a walk-in closet, two more good sized bedrooms and a 4pc bath. Lower level has a large family room with a wood burning fireplace (never used/ as is), another bedroom, 3 pc ensuite and a separate entrance out to the back yard. The basement has lots of storage, an office/den and a laundry area. 24x26 heated detached garage. Shingles on the house were done in October 2024. Newer windows. Extra parking out back. Needs a Little TLC and some more updates. Original furnace and hot water tank.