



**GRASSROOTS**  
REALTY GROUP

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**5301 44 Street**  
**Olds, Alberta**

**MLS # A2265912**



**\$509,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows, Wood Counters		

**Inclusions:** none

Welcome to this delightful older bungalow that perfectly blends classic character with modern upgrades throughout. Featuring 2 bedrooms on the main floor and a third bedroom downstairs, this home offers comfortable living for families, downsizers, or anyone seeking a move-in-ready property with plenty of charm. Step inside to discover numerous recent updates, including refreshed finishes, modernized systems, and thoughtful touches that enhance both style and function. Some recent upgrades include new kitchen, and new appliances in 2024, new tile showers with water proof non slip tiles, new sinks and bath vanities, windows replaced 2017, shingles 2019, new electrical panel, new LED light fixtures, new exterior paint (with 20yr warranty). The main floor features a bright, open living area and a cozy kitchen with plenty of storage. The lower level includes the third bedroom and additional living space &mdash; perfect for guests, hobby area, or family room. Outside, you'll find a private fenced yard that's a true retreat &mdash; complete with mature trees, a garden area, and RV parking. A detached garage offers additional parking and storage. Located in a quiet, established neighborhood, this home is close to schools, parks, and amenities &mdash; offering the best of both convenience and comfort. Call your favorite Realtor today to view!