



**GRASSROOTS**  
REALTY GROUP

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410, 4514 54 Avenue  
Olds, Alberta

MLS # A2268602



**\$295,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: N/A

Experience the ideal combination of comfort, convenience, and community in this welcoming 2-bedroom, 2-bathroom condo in Whitewater Way. The spacious primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests or a home office. The kitchen, dining and living room have an open concept perfect for hosting family and friends. Enjoy your morning coffee or unwind in the evening on the peaceful balcony. Designed for adults 55+, this well-maintained residence provides a tranquil lifestyle with easy access to everyday amenities. Includes a storage unit and an assigned parking space. Don't miss your chance, book your viewing today!