



GRASSROOTS
REALTY GROUP

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**5209 42 Street
Olds, Alberta**

MLS # A2271945



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: fridge, stove, washer and dryer in the basement

Welcome to this warm and inviting 4-bedroom, 2 full bath family home, ideally located close to schools, shopping, and amenities. With its open-concept layout and thoughtful updates throughout—including new appliances, some new flooring, and fresh paint—this home offers plenty of space for everyday living and family gatherings. The extra full kitchen in the basement is perfect for extended family, teens, or hosting celebrations. It is an illegal suite. Storage won't be an issue, with lots of room throughout the home to stay organized. Outside, the oversized double detached heated garage with 220 amp service, built-in cabinets, and a vice that stays is a dream for hobbyists or those who need extra workspace. There's also RV parking, plus new siding and new asphalt shingles on the house, offering great curb appeal and peace of mind. This home is also fully monitored, and all security equipment will remain—an added bonus for parents looking for safety and comfort. A wonderful opportunity in a central, convenient, and family-focused location—this could be your family's next home!