



**GRASSROOTS**  
REALTY GROUP

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5118 43 Street  
Olds, Alberta

MLS # A2277208

**\$375,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b> 1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.17 Acre	
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Welcome to your potential new home. This home has not been on the market for over 20 years. A very well maintained home with 5 bedrooms just waiting for a new owner. It is totally fenced, has back alley access, raised garden boxes, large north facing deck and not one but two outdoor storage sheds. Inside you have 5 bedrooms (3 up and 2 down). Just look at the pictures and you will see how well maintained this property is. Call your realtor and book your showing today.