



GRASSROOTS
REALTY GROUP

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**5309 43 Street
Olds, Alberta**

MLS # A2277369



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Concrete
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NONE

Welcome to 5309 43 Street in Olds, a beautifully renovated, move-in-ready home that offers a fresh and modern feel throughout with tons of storage. From the moment you step inside, you are greeted by bright new flooring and fresh paint that create an inviting first impression. The spacious living room features brand-new carpet and a large window that fills the space with natural light, while the kitchen has been tastefully updated with freshly painted cabinets, new hardware, updated counter-tops, and a new sink. All three bedrooms on the main floor have been completed with new carpet and fresh paint, including the ceilings, and all light fixtures throughout the home have been updated with a modern touch. The basement continues the same renovation story with new carpet and paint in both the bedroom and TV room, along with new laminate flooring in the hallway, providing excellent storage options in addition to flexible living space. Completing the property is a detached double garage with room for two vehicles, a workshop area, and even more storage, along with a newer furnace installed in 2018 and garage shingles replaced in 2022, offering comfort, functionality, and peace of mind in a great Olds location.