



GRASSROOTS
REALTY GROUP

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**4529 Shannon Drive
Olds, Alberta**

MLS # A2277798



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: none

First time on the market. The original owners have looked after this property oh so well. 3 bedrooms currently, but could be 4 as you will understand when you view the house. One of the highlights inside is the breakfast bar between the kitchen and dining room. Lots of upgrades have happened over the years and it shows. Special features include a large, partially covered deck inside the fenced back yard for your summer time entertaining. This is for sure, a "must see" home if you are in the market, so please book your showing and don't be disappointed.