



**22, 6009 62 Avenue
Olds, Alberta**

MLS # A2279033



\$385,000

Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	1,277 sq.ft.	Age: 2001 (25 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.10 Acre	
Lot Feat:	Close to Clubhouse, Front Yard, Landscaped, Views	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	1 Garage Remote, BI Vacuum system with attachment (all as viewed)		

Half duplex condo with a beautiful view. Enjoy unobstructed southwest views overlooking open fields and the mountains. This unit is one of the most desirable locations in the adult 55+ community of The Meadows. The thoughtfully designed floor plan features a spacious open concept with vaulted ceilings, corner gas fireplace, three-piece bathroom and main floor laundry with a sink and access to the double attached garage. The south facing living room captures the stunning view and offers a door to the covered rear deck. The kitchen and eating area is open and generous in size, offering abundant counter, cupboard and storage space. The large primary bedroom features, a walk-in closet and a three-piece ensuite. A second bedroom on the main floor can be used as a guest bedroom or office. The fully developed basement offers a spacious family room and additional large bedroom, two-piece bathroom (shower or bath could be added) and tons of storage. This home offers level entry from both the front door and the garage. Condo fees include use of the clubhouse, snow removal, lawn care, exterior building insurance, and RV parking if available. For those seeking a virtually maintenance-free lifestyle in a well-maintained community, this property is an excellent choice. Call today to book a tour!!