



**5442 54 Street
Olds, Alberta**

MLS # A2293478



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,396 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Attached Carport, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: refrigerator, stove and microwave in basement kitchen, lawnmower and snow blower in garage

Welcome to a property that comes with space, privacy, and comfort. Large windows throughout keep the home feeling bright and cheerful even on cloudy days. The wood burning fireplace located in the main living room adds to the warmth and coziness in the winter, while central air will keep you cool in summer. With 3 bedrooms and 3 bathrooms and 1396 sq. ft., this home is designed for family, guests and even hosting extended family. In the basement, an additional 1396 sq. ft. unfolds with a large recreational room, storage, laundry, bathroom and kitchen. Step outside with your morning coffee or a backyard BBQ without worrying about nosy neighbors across an alley. This property backs directly onto a large green space featuring walking paths, frisbee golf and playgrounds. The heated double garage and carport is ideal for hobbyists, mechanics or workspace. Plenty of space for gardening or to park your vehicles, toys or equipment. You can also rest easy knowing the windows, stucco, eavestroughs and downspouts have been updated within the last 15 years. This property is filled with opportunities to truly make it your new home!