



**5202 44 Street  
Olds, Alberta**

**MLS # A2294616**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R!
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan		

**Inclusions:** Downstairs Stove, Microwave Hoodfan

Beautifully updated bungalow offering the perfect blend of space, comfort and flexibility for families or downsizers who do not want to give up the features of a large home. With just under 13,50 sq. ft. on the main level plus a fully developed basement, this home offers room to spread out while still feeling warm and inviting. The bright south-facing living room is filled with natural light and features a cozy corner Blaze King wood stove, perfect for chilly days. The adjoining dining area flows into the wraparound kitchen complete with newer appliances, maple cabinetry, updated countertops and backsplash, breakfast bar seating and plenty of cabinets. The main floor includes three spacious bedrooms and a beautifully renovated 4 piece bathroom featuring a custom hickory vanity and quartz countertop, all thoughtfully laid out for comfortable everyday living. Downstairs, the developed basement adds even more versatility with a large family room featuring a wood-burning fireplace, a fourth bedroom, 4 piece bathroom, storage room and a generous flex area currently set up with a second kitchen. Plumbing is already in place for a second laundry area if desired, creating excellent potential for multi-generational living, guests, hobbies or additional living space. Additional features include basement in-floor heat, air conditioning, two recently replace hot water tanks and abundant storage throughout. Step outside and the private, treed yard with multiple spaces for relaxing or entertaining during the warmer months. The finished and heated double detached garage offers year-round convenience, while the RV parking with its own power outlet is a rare bonus. Located in a mature central neighbourhood close to shopping, amenities and more, this is a home that offers both flexibility and long-term value.