



**#403, 4514 54 Avenue  
Olds, Alberta**

**MLS # A2295651**



**\$235,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Cabinet in Den, Air Conditioning Wall Unit (with remote), Ceiling Fan (with remote)

Enjoy beautiful morning sun and open easterly views from this top-floor condo in Whitewater Way. This well-kept unit offers a bright, open layout featuring one bedroom plus a versatile den, a spacious kitchen with an eating area, and a comfortable living room with patio doors leading to a large private deck. Custom blinds provide added privacy, and there is the bonus of two separate storage areas. The unit includes assigned heated underground parking and is ideally located close to parks, restaurants, and everyday amenities. Condo fees cover heat, water, snow removal, and maintenance of the common areas, offering easy, low-maintenance living. An excellent opportunity to enjoy a relaxed lifestyle in this 55+ building.