



**307, 5100 52 Street  
Olds, Alberta**

**MLS # A2295693**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Pantry (kitchen), Air conditioner

Come home to this 55+, bright, condo home located at Park Terrace in Olds. This corner unit, with a generous, open concept, 2 bdrm, 2 bath layout features numerous recent upgrades. Upgrades include some fresh paint, new lighting, new washer/dryer, dishwasher and stove, as well as a great addition of an in-kitchen pantry cupboard. Enjoy your morning coffee watching the sun rise in the East. You will appreciate the tasteful decor, the well designed kitchen featuring a sun filled window over the sink. You will also be thankful for the building design which features concrete slabs between building floors allowing for additional safety measures as well as a quieter home. This building is conveniently located across the street from the Olds Sportsplex, an easy walk to downtown restaurants and shops, and Centennial Park. Do not delay - this condo will not last!