



**5321 43 Street
Olds, Alberta**

MLS # A2299211



\$434,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-33-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Yard Shed

This Olds property gives you just a bit more than average! Situated on a HUGE 65ft x 120ft oversized lot, it offers a south-facing fenced backyard with a garden area waiting for your spring planting. Parking galore – a front driveway for two, (or RV)additional rear off alley parking for two more, plus a double detached garage. A strip of Town greenspace to the west means no sidewalk snow clearing, Built in 1970, this solid home has been well maintained and upgraded where needed. Constructed to last, it includes copper wiring and plumbing, a 10-year-old asphalt shingle roof, and updated laminate and lino flooring. The main floor offers excellent natural light throughout, a spacious kitchen and eating area with a brand-new dishwasher, a large front living room, two comfortable bedrooms, and an updated 4-piece bath. A bright four-season south-facing back room doubles as a laundry space with views of the yard—perfect for keeping an eye on kids or pets. Washer and dryer included. Downstairs, you’ll find a fully developed basement featuring a comfortable family room, a 3rd bedroom with a large egress window, a second full 4-piece bath, and a handy kitchenette area. There’s also a flex/hobby room with a closet that could easily be turned into a 4th bedroom (add a larger window.) The utility room is generous in size, with a newer furnace and a 3-year-old hot water tank. Nestled in an established Olds neighborhood, close to amenities like parks, shops, and the hospital, this home is built to last and ready for your personal touch. This is the kind of property that continues to offer lasting value and room for your ideas as the years go by. From the comfort of your home take the I-Guide 360 virtual Tour and imagine yourself here today!