



**5433 55 Street
Olds, Alberta**

MLS # A2304764



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,359 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Fac		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Laminate Counters, No Animal Home, Pantry, Sump Pump(s), Wood Windows		

Inclusions: KITCHEN CABINET IN DINING AREA, PANTRY SHELVING, ALL SHELVING IN COLD ROOM, SHELVING AND CABINETS IN THE UTILITY ROOM, 2 CABINETS IN FAMILY ROOM IN BASEMENT

Welcome to this well-kept 5 bedroom, 2.5 bath bungalow in the heart of Olds, offering 1,358 sq ft of comfortable main-floor living and a great family-friendly layout. Built in 1977, this home features an attached heated and insulated double garage (31'5" x 22'2") with 220 power, plus gated rear access for RV parking. Inside, you will appreciate the abundance of natural light, a bright kitchen and dining area, hardwood in one bedroom, and a mix of carpet and linoleum throughout the rest of the home. A cozy, heated sunroom extends your living space, while the basement offers a wood stove with a convenient wood chute, an insulated cold room, and a laundry chute. The fenced yard includes Saskatoon and cherry trees, a fire pit, and a private patio area. Recent updates include high-impact asphalt shingles (2023), a new fridge (2023), dishwasher (2018), and garage heater and siding (2018). Additional features include a 100-amp house panel, sump pump, and north/south entry doors. Located close to Olds College, schools, shopping, parks, and the Aquatic Centre, this is a solid home in a great community.