



**5102 57 Avenue  
Olds, Alberta**

**MLS # A2129807**



**\$519,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Wood stove, Fridge and stove in basement, rock waterfall and pump, lift outside, mirror in front entrance, Portable Air Conditioner in Master Bedroom

\*\*\*PRICE REDUCED!!!\*\*\*

Welcome home to this once in a lifetime gem!

This beautifully maintained 1,194 sq. ft. bungalow features a large living room with French doors leading into a vibrant FOUR SEASON SOLARIUM with its own gas furnace and thermostat. Kitchen and dining area have custom made oak cabinets, oak flooring and a charming wood burning stove. There are 2 bedrooms large enough for king size beds and a third smaller bedroom. The master bedroom has a 2-piece ensuite and a second 4-piece bathroom complete the main floor. Basement features a studio bedroom/living room with full kitchen and 3-piece bathroom. There's a family room, cold room, laundry area and wall of closets for storage. Outside features 2 large sheds to store all your winter and summer toys and a new 24' 26' attached garage to park your vehicles in. Over \$100,000 of recent upgrades to this property including both main floor bathrooms, solarium, carpeting, light fixtures, shingles, water tank and more (print updates supplement sheet). The pie shaped yard is filled with mature trees, a large variety of berry bushes, fruit trees and perennial's that bloom all summer long. There are 2 decks off the kitchen and a patio off the solarium leading into the backyard. As you walk to the back of the lot a rock waterfall attracts dozens of song birds with a gazebo and fire pit close by for you to sit and enjoy the symphony of sounds. This oasis is like living on an acreage in town with one of the largest single lots in Olds. There is room for future development. Move in ready and waiting for you. Must see to truly appreciate! BOOK YOUR SHOWING TODAY!