



**5631 42 Street
Olds, Alberta**

MLS # A2135837



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,576 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Skylight(s), Storage		

Inclusions: A garage pin pad

Welcome Home. This charming and spacious bungalow is ideally located on a large corner lot with beautiful mature trees offering privacy and a sense of tranquility. This home offers a seamless blend of comfort, functionality, and style, making it an ideal choice for families and professionals alike. Stepping into the spacious foyer you will love the warm light that flows from the skylight and large bay windows in the expansive front living room. Picture yourself curling up by the cozy gas fireplace at the end of a long day. Adjacent to the living room, the large formal dining room is perfect for hosting dinners and gatherings. The functional kitchen boasts updated appliances, quartz countertops and an abundance of cabinet space complemented by a bright breakfast nook with large windows, creating a cheerful and inviting space for morning coffee and casual meals. A second living room with patio doors leads to the backyard oasis, offering a seamless indoor-outdoor flow for entertaining and relaxation. The primary bedroom is a private retreat with a 3-piece ensuite and a walk-in closet. The second spacious bedroom is ideal for family or guests. Enjoy the convenience of main floor laundry, making household chores a breeze. The basement is 90% developed, providing additional living space and storage. It includes a functional room perfect for a craft room or office, a recreational room for family activities, and a den with ample storage options. A brand new Hot water tank was just installed. The backyard is a true sanctuary, ideal for outdoor entertaining, gardening, or simply unwinding after a long day. Ideally located close to parks, schools, and urgent care facilities, this home provides easy access to all essential amenities. Enjoy the convenience of nearby shopping, dining, and entertainment options, all within a short distance from your doorstep. Don't miss the opportunity to

own this well-maintained bungalow in a sought-after neighborhood. Don't miss out on all the comfort and charm this home has to offer.