



**4833 45 Street
Olds, Alberta**

MLS # A2142204



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,698 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: 2 sheds, a gazebo and all water tanks located in the back yard.

Welcome Home! This outstanding bungalow is perfectly located on a huge lot and offers unlimited possibilities. Presenting a rare opportunity to have an abundance of private outdoor space right in the city close to all the amenities and walking distance to the College. Stepping inside you will feel right at home with the bright and airy interior and lovely hardwood floors. The inviting living room has large windows allowing beautiful natural light and opens seamlessly to the dining area. The kitchen is the heart of the home and has been beautifully updated. Boasting extended height wrap around cabinetry, sleek stainless steel appliances making it a great space to create delicious meals. There are 2 generous sized bedrooms on the main level with an updated 4 pce bathroom. The primary bedroom offers the opportunity to transform into 2 separate bedrooms each with their own closet. Bedroom 2 has it's own 2 piece powder room. Enjoy the functionality of the sunroom at the back of the home. It is perfect for beautiful summer days and cozy winter evenings, as it is heated with electric baseboard heating. This space also offers a washer and dryer for the main floor. Patio doors will lead you out to the backyard oasis. The southern exposure makes it a gardener's paradise while it offers beautiful mature trees. The double detached garage is oversized providing you with indoor parking and additional storage needs. It's an ideal space for handyman projects or for the car enthusiasts. The basement features a spacious rec room with a cozy electric fireplace. 2 spacious rooms and a 3 pce bath provide unlimited development potential. There is a second set of laundry in the basement as well offering potential to suite (subject to approvals). There is a cold room which is an ideal space for storage and or wine making. Additionally most windows were replaced in the last few

years with Lux windows. Extra long driveway provides ample parking as well as room for all the toys like boats and motorhomes. This charming bungalow truly stands out with its unique layout, endless possibilities and has been lovingly maintained by long time owners. Whether you're looking for your family home, a multi-generational living space, rental income potential, or the flexibility to customize to your needs this great home offers it all. Don't miss out on this one-of-a-kind opportunity. OPEN HOUSE SUNDAY JULY 7 HAS BEEN CANCELLED