



GRASSROOTS
REALTY GROUP

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5445 56 Street
Olds, Alberta

MLS # A2260717

\$514,000



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,121 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: 3 x storage sheds, electric f/p (living), 2 x tv wall mounts

Welcome to this inviting four-level split home, offering plenty of space and comfort for the whole family. With three bedrooms and a large open-concept design, you'll love the seamless flow between the living room, kitchen, and dining area—perfect for both everyday living and entertaining. The lower level boasts a huge recreation room complete with a cozy wood-burning woodstove, creating the ideal spot to gather on cool evenings. Outside, enjoy a fully fenced, private lot—a great space for kids, pets, or quiet relaxation. This property combines charm, functionality, and privacy. A must-see home that you can view with your favourite Realtor!