



GRASSROOTS
REALTY GROUP

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226, 4500 50 Avenue
Olds, Alberta

MLS # A2301547



\$245,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MUN
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to easy, independent living in this well-maintained 55+ condo, perfectly located near Uptowne Olds and all the amenities you need! This home features a bright open-concept layout connecting the kitchen, dining, and living areas—ideal for both everyday living and entertaining. The functional kitchen offers ample cabinetry and workspace, flowing nicely into the dining area and comfortable living room. The upgrades include paint and vinyl plank flooring in living/dining room. The unit includes one bedroom with cheater door to a 3-piece bathroom, and the convenience of in-suite laundry. Large windows allow for plenty of natural light, creating a warm and welcoming atmosphere throughout. The complex offers many amenities such as owners' lounge with fireplace, a kitchen facility, dining room which seats 50, shuffleboard, billiards, workshop, well-equipped fitness room, puzzle/games room, library room, hair salon, and laundry facility for larger loads plus there are two rental guest suites for only \$65.00 per night when family or friends come to visit. CONDO FEES INCLUDE ALL UTILITIES PLUS CABLE. A perfect opportunity for those looking to downsize without compromising comfort and convenience!