



**GRASSROOTS**

REALTY GROUP

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**4710 51 Street  
Olds, Alberta**

**MLS # A2306846**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1925 (101 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	n/a		

Welcome to this charming bungalow on a lot big enough for all of your homesteading dreams to come true! This adorable home is ready to welcome its new family. Ideally located down the street from the college and easy walking distance to numerous eateries, the high school, pool and uptown Olds. The enclosed front veranda is south facing so the natural light makes it an enjoyable place for relaxing with a good read or maybe getting the seeds started for the garden. As you enter the home from the veranda you are sure to appreciate the beautiful newly refinished hardwood floor that exhibits true craftsmanship from days of yore. High ceilings and plenty of windows thru-out this living and adjoining dining area makes it the ideal space for gathering. The vintage light fixtures once again reveal the charm this old home has retained over the years. The kitchen provides plenty of cabinets, some with pull outs and lots of counterspace too. The laundry pair are handily set just off the kitchen. The three bedrooms and 4 pce. bathroom finish off this level. Downstairs is unfinished but provides plenty of cupboards and storage as well as the cold room that is all set up and ready for the harvest! If you like a big yard this is double the joy! Yes, it is rare to find these anymore. The designated garden spot is waiting for you to dig in and get things back in order and ready to plant. Fruit bushes, trees, and perennials are well established on this mature lot. There is a well on the property that has been used for watering the garden and flowers in the past (pump would need to be replaced). Even the old clothes line is still in place! The oversized garage with alley access is amazing and needs to be seen to be appreciated it isn't what you typically get in town, insulated, heated, 220V and plenty of shelves and workbenches are in place already. RV parking is of good size and easily

accessed from the alley. This solid home has been refreshed with paint, refinished hardwood, furnace and vents cleaned, new kitchen flooring to mention a few. if you were thinking you would like a little homestead right in town with all the luxury of everything being handy...you need to take a look at this one!