



GRASSROOTS
REALTY GROUP

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4417 55 Avenue
Olds, Alberta

MLS # A2308186

\$459,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior L		

Heating:	Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Vinyl Windows, Wood Windows		

Inclusions: Garden Shed

This bungalow has the kind of layout and yard space that simply works for day-to-day living. With just over 1,090 sq.ft. on the main level plus a fully finished basement, the home offers close to 2,200 sq.ft. of developed space and a comfortable balance of functionality, storage, and room to spread out. Built in 1969, the property has seen several practical updates over the years, including newer shingles, an upgraded electrical panel, several updated main-floor windows, refreshed flooring throughout much of the home and a new furnace and hot water tank, which were replaced in the last 2 years. Most of the upstairs features durable tile flooring that is easy to maintain and well-suited for busy households or pets. The main floor feels bright and welcoming, with a spacious living room, a generous dining area for family gatherings, and a functional kitchen with an adjoining pantry for added storage. Three bedrooms and a full bathroom complete the main level, offering a layout that works equally well for families, retirees, or buyers looking for a manageable home with everything they need on one floor. Downstairs, the finished basement creates a completely different atmosphere — warm, relaxed, and built for entertaining. The stone wood-burning fireplace gives the space character, while the dry bar, second bathroom, laundry area, and additional storage make the lower level practical as well as inviting. Whether it's movie nights, watching the game, kids's hangout space, or hobbies, there's plenty of flexibility here. Outside is where this property really starts to stand apart. The oversized 24x24 detached garage offers extra room for projects or workshop space, and the parking setup is difficult to outgrow. In addition to the front concrete driveway, the rear alley access allows space to tuck away a 32's camper behind the garage while still

leaving room for additional vehicles. Altogether, there's parking for 5+ vehicles with ease. The yard itself has a private, lived-in feel with mature trees, a courtyard-style sitting area, a fire pit, and a storage shed — the kind of outdoor space that feels comfortable rather than overly manicured. Located only a couple of blocks off Highway 27 and just north of Tim Hortons, the property offers quick access across town while still sitting in an established residential area. For buyers looking for a solid home with useful upgrades, excellent parking, and flexible living space, this is a well-rounded opportunity in Olds.