



**106, 6108 53 Street
Olds, Alberta**

MLS # A2308274



\$115,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Driveway, Off Street, Outside, Paved, Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 358
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MUN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This updated one-bedroom condo at Westview Apartments is now vacant, clean, and move-in ready, offering an affordable opportunity for a first-time buyer, downsizer, or investor. Priced at just \$115,000, it stands out as one of the most affordable home ownership options currently available in Central Alberta. With no age restrictions and a low-maintenance lifestyle, the property offers practical, budget-friendly living in a convenient Olds location. Offering 542 square feet of functional living space, the unit is located on the basement level with access via a half flight of stairs. The layout includes a spacious bedroom, a bright living and dining area, a four-piece bathroom, and a kitchen equipped with a refrigerator and electric stove. Recent updates including vinyl plank flooring and updated countertops give the condo a clean, modern feel while keeping maintenance simple and cost-effective. A 30 sq. ft. in-suite storage room adds useful extra space, and shared laundry facilities are conveniently located down the hall. Condo fees include heat and water, helping keep monthly ownership costs manageable. The building features generous green space, picnic tables, and outdoor common areas for residents to enjoy. The unit also comes with one assigned plug-in parking stall, along with visitor and street parking nearby. The location is highly convenient and walkable, with easy access to No Frills, Walmart, Sobeys, RONA, Canadian Tire, and the Cornerstone shopping district. Whether you are looking for an affordable place to call home or a straightforward investment property, this condo offers excellent value in today's market.