



GRASSROOTS

REALTY GROUP

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**4306 55 Avenue
Olds, Alberta**

MLS # A2308967



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, fire pit, all window coverings.

Welcome to this 4 bedroom, 2 bathroom bungalow situated on a mature lot with a double detached garage and convenient back alley access. Offering a functional layout and plenty of living space, this home is perfect for families, first-time buyers, or anyone looking for room to grow. The main floor features a welcoming foyer, an open-concept kitchen and living area ideal for everyday living and entertaining, a full 4-piece bathroom, two good sized bedrooms, and the primary bedroom. Downstairs offers even more versatile space with an additional bedroom, hobby/craft room, a rec room, 3-piece bathroom, laundry area, and an oversized storage room. Step outside to enjoy the west-facing deck overlooking the private backyard with mature trees — the perfect place to relax and enjoy evening sunsets. The double detached garage and rear alley access add extra convenience and functionality. A great opportunity to own a spacious home in an established neighborhood.