



GRASSROOTS
REALTY GROUP

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6117 53 Street
Olds, Alberta

MLS # A2310066



\$275,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	600 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: None

Here is a perfect opportunity to purchase your first home or add to an investment portfolio! This home features 3 bedrooms on the same floor with durable flooring throughout, making it an excellent choice for a young family. The backyard is fully fenced with gate access to the walking path behind the house. This home is ready to be lived in or rented immediately! There are schools and parks within a short walk, making it a great fit for families, students, or tenants alike. There is parking for 3 vehicles in the driveway. The front yard features large mature trees that provide excellent privacy while keeping maintenance simple. The home includes all appliances, making it truly move-in ready.