



5202 56 Avenue  
Olds, Alberta

MLS # A2313220



**\$474,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Few Trees, Front Yard, Garden, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** Seller will leave stove & fridge currently in garage if buyer wants them

This 1195 sqft three bedroom home been extensively upgraded on main level. All rooms are exceptionally spacious, living room could easily seat 15 to 20 people. This home offers three bedrooms on the floor with a large primary bedroom as are the second and third bedrooms. Downstairs has very functional development which includes a large bedroom, family room, 4 pce bath plus an extra room which has kitchen cabinets that could have multiple uses. Large furnace room plus an exceptionally spacious separate laundry room with two separate hookups for a washer and dryer and lots of room in both for storage. A separate cold room directly off the the laundry room. Brand new stainless steel stove, fridge & dishwasher. New front garage door and opener. The exceptionally large rear yard can be viewed from the kitchen so you can easily keep an on eye the children as you work in the kitchen. A 5 minute walk to Ecole Olds Elementary & Olds High School. Contact your favorite realtor to view.