



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**A, 4813 49 Street W
Olds, Alberta**

MLS # A2314740



\$335,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	719 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RTD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Stylish, bright, and move-in ready, this open-concept home puts you close to the college and everyday amenities. Vaulted ceilings and large windows create an airy main floor anchored by a spacious kitchen with a corner pantry and lots of counter space—perfect for cooking and entertaining. Finishes include durable ceramic tile and maple hardwood for a warm, modern feel. A convenient 2-piece bath completes the main level. Downstairs, two comfortable bedrooms are complemented by in-floor heating for year-round comfort, plus a full bath and practical storage. Outdoors, enjoy a sunny, south-facing fenced backyard ideal for pets, gardening, or summer BBQs. Off-street parking in the rear adds everyday convenience. If you’re looking for a bright, low-maintenance home near Olds College with quality finishes and thoughtful design, this one checks all the boxes.