



202, 4833 52 Street
Olds, Alberta

MLS # A2319925



\$255,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	652 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Front Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 185
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	MUN
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: NA

Conveniently located in a central area of Olds, this fully developed 3 bedroom, 2 bathroom condo offers an excellent combination of space, affordability, and convenience. Whether you're a student, investor, first time buyer, or someone looking to simplify life without sacrificing comfort, this property is worth a closer look. Step inside to find a bright and welcoming main floor featuring an open layout that makes the most of the available space. The kitchen offers plenty of cabinetry and prep space. The adjoining dining and living areas create a comfortable setting for everyday living and entertaining. The main floor bedroom is ideally positioned next to a full bathroom, providing added convenience and flexibility. The lower level is completely finished and features two additional bedrooms, a second full bathroom, and a spacious family room that can be used as a media area, games room, home office, or guest space. Outside, you'll appreciate the dedicated parking stall located right at the front door and the low maintenance landscaping, allowing more time to enjoy everything the community has to offer. Schools, Olds College, pool, shopping, restaurants, recreation facilities, and downtown amenities are all just minutes away. . With immediate appeal for both homeowners and investors, this property delivers comfortable living in a highly accessible location and represents an excellent opportunity in today's market.