



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5606 51 Street
Olds, Alberta**

MLS # A2319964



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,133 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings		

Inclusions: Shed, Vac-u-flo with attachments, Firepit

This charming 4-bedroom home is situated in a beautiful, established neighborhood known for its mature trees and spacious streets. The property is surrounded by an impressive variety of fully grown trees, including plum, apricot, apple, chokecherry and crabapple, creating a private and tranquil setting. The expansive backyard features convenient alley access, while the oversized 20' x 58' paved driveway offers ample space for parking and provides an excellent opportunity to build your dream garage. With a playground directly behind the home and an elementary school just two blocks away, this location is ideal for a growing family. Inside, the functional split-level design offers both comfort and space. Hardwood flooring extends throughout most of the upper levels, and large windows fill the home with natural light, creating a warm and inviting atmosphere. The spacious primary bedroom includes a convenient 2 pce ensuite bathroom. The fully finished basement is a fantastic additional living space, featuring a cozy wood burning fireplace, 3 pce bathroom and another bedroom. Whether used for family gatherings, entertaining guests, or giving a teenager their own private retreat, this lower level adds exceptional flexibility to the home. The yard is set with mature trees and fire pit area. Call today to book your showing!!