



101, 6108 53 Street
Olds, Alberta

MLS # A2322343



\$148,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Everything in the unit is negotiable in the sale

Affordable home ownership in the heart of Olds! This updated 800 sq. ft. condo offers 2 bedrooms, 1 full bathroom, and exceptional value for first-time buyers, students, investors, or those looking to downsize. Updates include newer flooring, paint, an updated kitchen, and a brand-new bathroom vanity. The bright lower-level unit features large windows overlooking the surrounding green space, providing plenty of natural light and a peaceful setting. Enjoy a convenient location within walking distance to shopping, restaurants, parks, and other amenities. With reasonable condo fees and a price point that's often less than the cost of renting, this is an excellent opportunity to build equity and own your own home. Move-in ready and available for quick possession! Option to come fully furnished.