



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406, 5133 49 Street
Olds, Alberta

MLS # A2322401



\$429,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,420 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Assigned, Heated Garage, Insulated, Parkade, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level		

Heating:	Hot Water, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 651
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: none

Come home to this breathtaking, very well appointed, 55+ condo located in one of the most desired condo buildings in Olds! You will love your open plan layout that features a huge sun filled living, dining and kitchen! Kitchen contains numerous cupboards, as well as a breakfast bar graced with beautiful granite counter tops and a separate pantry! Main floor is also home to an oversized, primary bedroom which will easily accommodate the king size bed plus furniture with access to its own private, south facing deck. The primary closet/storage will fulfill your wildest dreams, with plenty of shelving, as well as a 4pc ensuite with a strategically placed solar tube, providing bright, natural daylight. Bedroom #2 is perfect for a guest bedroom or home office , and conveniently located close to the main 4pc bathroom. Pantry/laundry are conveniently tucked to the side and can be closed off from viewing eyes on laundry day. From the living area, you have access to the south facing deck that runs the length of the condo and is finished with ceramic tile flooring with storage closet with 2 access points. This one owner, condo which is filled with upgrades, is located in a building with concrete slabs placed between floors providing both safety and silence to the occupants. This is a must see home that will satisfy all your needs!