



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5109 42 Street  
Olds, Alberta

MLS # A2323730



**\$467,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this well-maintained bungalow located in a desirable area of Olds. Offering 1,100 sq. ft. of thoughtfully designed living space, this home features an open-concept main floor with a spacious living area, functional kitchen complete with a corner pantry, and direct access to a partially covered two-tier deck surrounded by mature trees for exceptional privacy. The main level includes two generous bedrooms and a 4-piece bathroom, including a spacious primary retreat featuring two closets, one of which is a walk-in closet with convenient in-suite laundry. The fully developed basement adds two additional bedrooms, a 3-piece bathroom, a versatile flex room that could serve as a fifth bedroom, a cozy family room, and additional storage space. A double attached garage and fully fenced yard further enhance the property's appeal. Pride of ownership is evident throughout this private and beautifully cared-for home, offering a functional layout and comfortable living space for families of all sizes.