



4833 49 Street
Olds, Alberta

MLS # A2323798



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Beautifully maintained and ideally located in Olds, this 1,078 sq. ft. bungalow offers a comfortable layout, great functionality, and a fantastic location close to shopping, amenities, and Olds College. Step inside to a nicely sized front entry that opens into a spacious living room, flowing seamlessly around the corner into a bright kitchen with excellent counter space. Down the hallway, you'll find three generous bedrooms and a full bathroom, complete with a recently updated shower surround. Just off the kitchen, the main floor laundry adds everyday convenience. The lower level offers even more living space with a spacious rec room, a large bedroom with an attached ensuite featuring a jetted tub, and great additional space to suit your needs. Outside, the home sits on a large lot with plenty of room to enjoy, along with an oversized 26' x 26' double detached garage that is insulated and has vapour barrier in place, but has not been drywalled. Notable updates include most windows replaced in 2016, with the exception of the front bay window, hot water tank replaced in 2015, furnace replaced in 2010, and roof replaced in 2015. A well-cared-for home in a highly convenient location — this one is a great opportunity in Olds.