



GRASSROOTS
REALTY GROUP

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5417 50 Street
Olds, Alberta

MLS # A2324897



\$344,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	819 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: small basement freezer, storage shed, swing set

WELCOME HOME! Clean lines, modern upgrades, and an unbeatable mature lot await you in this beautifully refreshed 4-bedroom detached home. Stepping inside, you are greeted by a bright, open-concept layout highlighted by a gorgeous functional kitchen, upgraded vinyl plank flooring, and massive windows that flood the main living spaces with natural light. The highly desirable 4-bedroom layout offers incredible space and flexibility. The fully walled-in lower level features two bedrooms alongside an expansive, fully enclosed family recreation room—offering a quiet, secondary living space that is perfect for older kids, roommates, a home gym, or a dedicated media center. The real showstopper is the outdoor space. Situated on an oversized, fully fenced mature lot, this property is an absolute private oasis. Whether you are hosting summer BBQs, letting the dogs run free, or relaxing on a sunny afternoon, this yard offers the kind of space and privacy you simply cannot find in newer subdivisions. Perfectly located within walking distance to local schools, parks, shopping, and Olds College, this home offers the ultimate blend of turnkey style, accessibility, and community convenience. Boasting a fully finished layout with incredible square footage for the price bracket, this is the premier value opportunity in Olds under \$350k. Don't miss out, book your showing today.