



GRASSROOTS
REALTY GROUP

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#51, 5800 46 Street
Olds, Alberta

MLS # A2325038



\$159,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,344 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block, Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Garden Shed, All Flower Planters and Raised Bed Planters

Welcome home to effortless living in Olds! Perfect for retirees looking to downsize or first-time buyers wanting to break into the market, this sprawling 3 bedroom 1,344 sq. ft. manufactured home (complete with a covered porch) is a must-see. Step inside to an expansive, sun-drenched open floor plan beneath vaulted ceilings that seamlessly connect the kitchen, dining, and living areas. You will love the massive kitchen, packed with endless cabinet space, expansive countertops, and a central island made for gathering. The layout offers an ideal retreat with a spacious primary bedroom featuring a private 4-piece ensuite (complete with a deep oval tub for soaking), plus two additional bright bedrooms, a full main bath, and a handy 2-piece bath. Coming inside is a breeze through the cozy, heated porch that leads into a functional laundry/mudroom. Outside, your private west-facing deck is destined to be your summer happy hour spot, perfect for evening BBQs and hosting friends. Complete with a handy storage shed and situated just minutes from all the shopping and amenities of the vibrant west end, this one checks every single box!