



**40 Olsen Street
Red Deer, Alberta**

MLS # A2326017



\$349,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: all appliances, all window coverings, garage door lift and remote

FULLY FINISHED WITH A DOUBLE GARAGE! Great pricepoint for the buyer on a budget, featuring an open concept main floor w/ double doors leading to a large rear deck. Three bedrooms on the main floor plus a full bath with dual sinks! The basement is bright and open, and offers an additional 2 beds / 1 bath plus storage room and large rec area! Outside your yard is fully fenced and offers a large detached double garage! Conveniently located a block away From Oriole Park Elementary which offers a French immersion program as well! Ample green space throughout the neighborhood with direct access to the Red Deer Trail System and only a short distance to Bower Ponds and downtown!