



GRASSROOTS
REALTY GROUP

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210, 4514 54 Avenue
Olds, Alberta

MLS # A2328490



\$290,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, freezer, all window coverings, wardrobe in master bedroom, storage cabinet in kitchen area, storage cabinet in parking stall

Enjoy refined comfort and exceptional tranquility in this sophisticated 1005 sq ft northwest corner residence in an exclusive 55+ community. This bright, open plan home features two beautifully proportioned bedrooms, two bathrooms, and in suite laundry. Premium hollow core concrete slab construction ensures superior sound attenuation and a serene living experience. Perfectly positioned across from the CO OP grocery and steps from the Royal Canadian Legion, a renowned local butcher, and charming small businesses, this home blends luxury with everyday convenience. An oversized heated parkade stall and a private storage room with electrical outlet—accessible from the west deck—enhance the property's upscale functionality. Residents of this well managed property enjoy the two social rooms and secure mail delivery within the building. Gently lived in and impeccably maintained, this residence is move in ready and designed for elevated, effortless living.