



GRASSROOTS
REALTY GROUP

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209, 4514 54 Avenue
Olds, Alberta

MLS # A2334321



\$269,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures		

Inclusions: Movable Island, 2 Bar Stools Fob for Garage, All Window Coverings, Wall Mount Air conditioner, Hood fan over stove

PRICE REDUCED! Welcome to this spacious 1,012 sq. ft. 2-bedroom, 2-bathroom condo located in the well-managed Whitewater Way condominium community. The thoughtfully designed open-concept layout features a bright kitchen and dining area with a movable island and two bar stools. The kitchen and dining area flow seamlessly into the spacious living room, creating a comfortable space for everyday living and entertaining. From the living room, patio doors open onto a large, west-facing enclosed deck—the perfect place to relax and enjoy beautiful sunsets. On clear days, you may even catch stunning views of the mountains. The spacious primary bedroom offers plenty of closet space and a convenient 2-piece ensuite. The second bedroom is versatile and can easily serve as a guest room, home office, TV room, or hobby space. A 4-piece main bathroom with tub surround and an extra-large in-suite laundry/storage area provide additional convenience and functionality. Additional storage room on enclosed deck This unit also includes one assigned indoor parking space. Residents can enjoy a variety of shared amenities, including: games room, coffee room, exercise room and small work shop Location is another highlight. Whitewater Way is conveniently located just steps from the Olds Co-op grocery store, restaurants, and Tim Horton's, making everyday errands and dining options easy and convenient. Whether you're looking for a comfortable home, a low-maintenance lifestyle, or a well-located condo with great amenities, this spacious unit has plenty to offer. Book a showing today