



GRASSROOTS
REALTY GROUP

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301, 4514 54 Avenue
Olds, Alberta

MLS # A2334933



\$245,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator		

Inclusions: None

Experience the ease of maintenance free living in this inviting 55+ adult condominium. Offering an ideal East facing exposure, this home features a spacious open concept layout with a bright living room, dining area, and functional kitchen. The generous primary bedroom is complemented by a second bedroom or flex space, perfect for guests, a home office, or hobby room. A full 4-piece bathroom, separate laundry room, and an expansive enclosed balcony with two storage units add to the home's practicality and appeal. Heated indoor parking provides year-round convenience, making this an excellent opportunity for those seeking a relaxed, lock and leave lifestyle.