



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

404, 4514 54 Avenue
Olds, Alberta

MLS # A2336869



\$319,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,024 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Vinyl Windows		

Inclusions: microwave - all appliances as is

PENTHOUSE LOCATION FOR THIS SUITE - TOP FLOOR SE CORNER BALCONY DOORS OPEN ONTO EASTSIDE PERFECT FOR MORNING COFFEE - WRAP AROUND TO THE WESTSIDE AS YOU WATCH THE SUN SETTING OVER THE MOUNTAINS - COMPLETELY RENOVATED BY PROFESSIONAL CONTRACTOR SINCE 2022 - THERE ARE 2 GOOD SIZED BEDROOMS THE ENSUITE BATHROOM WAS COMPLETELY REDONE WITH WALK IN SHOWER & HANDLE BARS - VANITY & TOILET - 2ND 4 PIECE BATHROOM ALSO REDONE FROM TOP TO BOTTOM - KITCHEN HAS ALL NEW APPLIANCES 2022 PLUS WASHER & DRYER IN LAUNDRY ROOM - NEW LIGHT FIXTURES FRESH PAINT & FLOORING THRU OUT 2022 - THERE IS WONDERFUL NATURAL LIGHT FROM LARGE WINDOWS TO THE EAST & SOUTH WITH BUILT IN WALL A/C UNIT - NEW OUTDOOR FLOORING IS SCHEDULED FOR THE WRAP AROUND BALCONY NEXT WEEK - THE BUILDING HAS BASEBOARD HEAT (HEAT & WATER INCLUDED IN THE CONDO FEES) - THE BUILDING IS SELF MANAGED WHICH GIVES YOU HANDS ON ATTENTION IF NEEDED & KEEPS THE CONDO FEES AT A REASONABLE LEVEL - LOOKING TO DOWNSIZE TO A SAFE & COMFORTABLE RESIDENCE 55+ YOU HAVE FOUND IT HERE - MOVE IN READY & QUICK POSSESSION MAY BE POSSIBLE - BUILDING LOCATED JUST OFF #27 IN OLDS ACROSS FROM CO-OP GROCERY STORE & OVER THE ROAD FROM THE OLDS LEGION - THE BUILDING ALSO HAS SOCIAL ROOM FOR YOUR FAMILY FUNCTIONS OR ORGANIZED CARDS FOR THE RESIDENTS RUN WEEKLY - ENJOY A PEACEFUL WORRY FREE LIVING IN THIS BEAUTIFUL CONDO RESIDENCE

Copyright (c) 2026 Yuri Smith. Listing data courtesy of First Place Realty. Information is believed to be reliable but not guaranteed.