



GRASSROOTS
REALTY GROUP

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5202 56 Avenue
Olds, Alberta

MLS # A2339672



\$428,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Few Trees, Front Yard, Garden, Lawn, Level		

Heating:	Forced Air, Natural Gas, See Remarks
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This close to 1200 sqft three bedroom home has been extensively upgraded which includes brand new appliances, new garage door & opener, newly installed electrical breaker box. All rooms are spacious, living room could easily seat 15 to 20 people. This home offers three bedrooms on the main floor with a large primary bedroom. Downstairs development which includes a large bedroom, family room, 4 pce bath plus what used to be a former kitchen but could be easily converted to a fourth bedroom. Large furnace room plus an exceptionally spacious separate laundry room with two separate hookups for a washer and dryer and plenty of room in both for storage. A separate cold room directly off the laundry room. The exceptionally large rear yard can be viewed from the kitchen, only a 3 minute walk to Elementary and High Schools. Contact your favorite realtor to view.