



GRASSROOTS
REALTY GROUP

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5206 47 Avenue
Olds, Alberta

MLS # A2342664



\$444,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,370 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaping		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: kitchen stove "as is"

Welcome to this beautifully renovated bungalow, ideally located in a mature and welcoming neighbourhood just minutes from Olds College. From the moment you step inside, you'll appreciate the abundance of natural light, soaring ceilings and inviting sense of space that make this home feel both bright and comfortable. The open-concept main living area is perfectly suited to modern living, bringing the living room, and dining area together in one warm and connected space. Whether you're hosting friends, enjoying a quiet evening at home or gathering with family, this thoughtfully updated layout offers the flexibility and flow you've been looking for. Kitchen with breakfast nook are tastefully set slightly apart and keep the party going without the distraction of food preparation. Three generous main-floor bedrooms provide comfortable accommodations for family members, guests or a dedicated home office. The basement adds even more opportunity, offering plenty of room to develop additional bedrooms, a family room, recreation space, gym, office or whatever best fits your needs. Step outside and discover a truly exceptional yard. The huge pie-shaped lot is fully fenced and surrounded by mature trees, creating a private and peaceful outdoor setting with ample room for children and pets to play, gardens to grow and summer gatherings to unfold. A convenient carport and oversized detached garage provide abundant parking, storage and workspace, making this property as practical as it is appealing. With its stylish renovations, bright and spacious interior, three main-floor bedrooms, expansive lot and outstanding future potential, this home offers a rare combination of comfort, versatility and location. Close to Olds College and everything the community has to offer; a pool, library, hospital, walking/bike paths, green spaces, parks, schools and

shopping... this is a town and home you'll be proud to call home! Call your favourite Realtor today to set up a private showing, or check out the attached 3D video.