



GRASSROOTS
REALTY GROUP

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5601 43 St Close
Olds, Alberta

MLS # A2342785



\$438,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Located in a quiet close, this well-maintained 1,184 sq. ft. bungalow offers a fully fenced yard and a 23' x 25' attached garage. The bright main floor is filled with natural light and features three bedrooms, a 4 pce main bathroom and a 3 pce ensuite. The spacious living room showcases a bay window and flows into the formal dining area, while the efficient U-shaped kitchen includes a cozy dinette and access to the south-facing rear deck and backyard. The fully developed basement offers a generous family room, a 2 pce bathroom and flexible space that could easily be converted into an additional bedroom. A plumbed gas line is also ready for a future fireplace. This inviting home is ready for its next owners—book your private showing today!