



GRASSROOTS
REALTY GROUP

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4818 52 Street
Olds, Alberta

MLS # A2344504



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: pool table

WELCOME HOME TO 52 STREET — STEPS FROM OLDS COLLEGE! This 3+1 bedroom bungalow has been loved and looked after, and it shows. Located just two blocks from Olds College and within easy walking distance to shopping and dining, this is a rare opportunity to own a great home, or parents looking to set their students up close to campus. Inside, you'll find fresh paint and trim, brand new LVP flooring, and a stone-faced wood-burning fireplace that brings real warmth into the living room. The kitchen opens onto a bright dining area with patio doors leading out to your own private backyard oasis — a huge 36'x16' deck, and an 8-foot fence that wraps the whole yard for total privacy. Downstairs, the basement is fully finished and nearly matches the main floor square footage, giving you a massive family room, a media space, a fourth bedroom, and a renovated 3-piece bath — providing lots of real, usable living space and plenty of room for a growing family. A brand new furnace (Feb 2025) and updated main floor windows mean the big-ticket items are already done. Outside, the insulated double detached garage is a true four-season workspace, plus a front RV parking pad for all your toys. Whether you're a first-time buyer, a parent planning ahead, this one checks a lot of boxes. Book your showing today!