



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5317 50 Street
Olds, Alberta

MLS # A2344843



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,384 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions: NA

Welcome to 5317 50 Street, a beautifully updated 4-bedroom home ideally located close to shopping, dining, schools, parks and the many amenities of Uptowne Olds. Offering 1,384 sq. ft. on the main level, a fully developed basement and an oversized heated garage, this home provides a great combination of comfortable living space, practical updates and a convenient location. The main floor features a bright and welcoming living room with large bay windows that fill the space with natural light. The renovated kitchen offers plenty of cabinetry and counter space, butcher block countertops, updated plumbing and electrical, and newer appliances, making it a functional space for everyday meals or entertaining. Two spacious bedrooms, an updated bathroom and a large laundry room complete the main level. Neutral paint, updated lighting and flooring throughout give the home a clean and comfortable feel. The fully developed basement provides even more room for the family, with a large family room centred around a full gas fireplace, two additional bedrooms, a bathroom and plenty of storage. The lower level offers excellent flexibility for teenagers, guests, a home office, recreation space or simply additional room to spread out. Outside, the large deck and gazebo create a great space for enjoying the warmer months, while landscaping improvements and mature and recently added trees provide a comfortable outdoor setting. The oversized heated three-car garage offers exceptional versatility with plenty of room for vehicles, storage and hobbies, with one bay currently set up as a dedicated workout space. Additional improvements include a new roof and air conditioning installed in 2023. The location is hard to beat, with shopping, restaurants, schools, parks and other community amenities all within easy reach. With four bedrooms, three bathrooms, extensive living space, a

large heated garage and numerous updates, 5317 50 Street offers a practical and comfortable home in a highly convenient Olds location.