



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5122 49 Street
Olds, Alberta

MLS # A2349658



\$290,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Wood Siding
Foundation:	Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NA

Welcome to 5122 49 Street, a centrally located 1,179 sq. ft. detached home offering an appealing combination of affordability, functionality and location. With new flooring, fresh paint, new light fixtures and a refreshed bathroom, this home offers a clean, updated feel without sacrificing its practical layout. The main floor features a spacious living room, kitchen, main floor laundry, mud room, 4-piece bathroom, primary bedroom with walk-in closet, plus two additional bedrooms or flexible office spaces. Outside, you'll find a generous 27'7" x 11'10" patio, a single-car garage and an additional storage shed. The garage provides secure space for a vehicle, tools, equipment or recreational gear, while the additional shed adds convenient storage. The central Olds location is another important feature. The property is close to Uptowne Olds and its local shops, restaurants, coffee shops and services, along with Centennial Park, the community trail system, Olds College, the Olds Regional Library and other recreation and community amenities. For a first-time buyer, this is an opportunity to purchase a detached home with a practical main-floor layout and recent updates. For an investor, the combination of a detached home, practical bedroom configuration, main floor laundry, single-car garage and central location makes this a property worth considering. A centrally located Olds home with a practical layout, recent updates and useful outdoor space, ready for its next owner. This home is a pre-listing inspection available upon a successful offer.