



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5910 Ash Street
Olds, Alberta

MLS # A2350289

\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, On S		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Storage		

Inclusions: All Attached Shelving in the House

BACKS DIRECTLY ONTO THE PARK! Fall in love with this move-in ready 5-BEDROOM bi-level situated in a prime location—just steps to École Deer Meadow School, local elementary school, and minutes to downtown! The open main floor shines with natural light, showcasing an impressive kitchen equipped with rich cabinetry, a custom built-in wall hutch and coffee bar, stainless steel appliances, and seamless flow out to the covered porch/mudroom and deck. Three bedrooms up, including a comfortable primary with direct access to the newly refreshed 4-pc main bath. The lower level is a dream, featuring a comfortable family room, 2 generous bedrooms, 3-pc bath, and a dedicated laundry room with extra storage. The backyard is a TRUE SANCTUARY: large 23'9" x 21'6" deck, fully fenced and secluded, featuring front-row views of the playground! Outstanding extras include NEW carpet, an updated hot water tank, and a 22' x 24' double detached garage. Turn-key perfection waiting for its new owners!