

5620 Sunrise Crescent  
Olds, Alberta

MLS # A2151274



## \$380,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Landscaped, Level, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This immaculately maintained duplex on Sunrise Crescent features an open and inviting floor plan with the living room, dining room, and kitchen seamlessly flowing together creating a spacious living area. The home features two well appointed bedrooms with the master including a walk in closet and a convenient 2 piece ensuite bath. The second bedroom is currently being used as a tv/sitting area with elegant french doors that open to a private patio perfect for BBQs and gatherings. A main floor laundry room adds to the convenience of this home. The basement is fully finished with a living room, 3 piece bath, large bedroom, storage/utility room, and a massive bonus room/entertainment area (currently used as a room to play pool). The single attached garage measures 19' x 11'.