

4421 55 Avenue
Olds, Alberta

MLS # A2158887



\$404,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1969 (55 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, See		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Unfinished	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: softener, garage heater, all window coverings, garage door openers and controls

This charming bungalow, located in Olds, offers a prime location and versatile living space. The main level features a well-appointed kitchen with lot's of wood cabinets. The dining area is open to the bright living room and the kitchen. Three bedrooms, and a four-piece bathroom complete the main floor. The unfinished lower level has undergone significant renovations, including framing for two additional bedrooms, installation of a new electrical panel, and new basement windows (all but one). It is well on its way to being converted into a legal suite, with a separate entrance from the backyard. The home also boasts a newer furnace (installed in 2015) and a new sump and sump pump. The property includes a detached garage equipped with overhead heating and 220 power, and a spacious yard with a shed featuring a durable tin roof. Whether you're looking to complete the basement suite for rental income or prefer to maintain it as a single-family home, this property offers a range of possibilities.