

5114 43 Street  
Olds, Alberta

MLS # A2161716



## \$385,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Stucco

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Storage

**Inclusions:** N/A

MOVE IN READY! | 3 BEDROOMS! | SINGLE DETACHED GARAGE! | HUGE YARD! | Step into your new bright home and get settled in for a cozy winter! This move-in ready home has a newer roof, hot water tank and furnace, and has plenty of room for a young family or a couple with its three bedrooms and large yard for kids or dogs to run around in. A large South-facing window in the living room creates a bright and welcoming home, and there is a spacious dining area with a functional kitchen that leads to the yard. The primary bedroom has a convenient 2-piece ensuite. The basement is framed in for two more bedrooms and a bathroom with plumbing in place, and the laundry is located down here as well. A long driveway leads to the single garage and the yard which has a private setting with many trees and a back lane creating separation from other homes. Olds is a growing town that has everything you need from a Walmart Supercentre to restaurants, cafes and gyms, a hospital and many schools. This is a great opportunity to get your foot in the real estate market and start building some equity at an affordable price.