



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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5229 43 Street
Olds, Alberta

MLS # A2219433



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Attached Carport, Double G		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER, GARAGE DOOR CONTROL

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM BUNGALOW ~ ATTACHED CARPORT, DOUBLE DETACHED GARAGE AND MULTIPLE DRIVEWAYS OFFERING TONS OF PARKING ~ MOVE IN READY ~ The spacious living room features vaulted ceilings and a large bay window offering tons of natural light and overlooking the front yard ~ The kitchen offers a functional layout with an abundance of oak cabinetry, ample counter space, full tile backsplash, window above the sink, a gas range and opens to the dining space where you can easily host large gatherings ~ Just off the kitchen is a mud room offering a separate entrance to the basement ~ Three main floor bedrooms have vaulted ceilings, including the primary bedroom, that can easily accommodate a king bed plus multiple pieces of furniture ~ Updated 4 piece main bathroom ~ The fully finished basement offers a massive family room with wall sconce and recessed lighting with an adjoining flex space with built in cabinets, large 4th bedroom with a cedar lined walk in closet and cheater door to a 4 piece bathroom with a steam shower and jetted tub, plus laundry and ample storage space throughout ~ Attached carport can easily fit two vehicles and has a man door leading to patio with a BBQ gas line ~ The sunny south facing backyard is landscaped with mature trees, shrubs, and perennials, includes a garden shed and is fully fenced with back alley access ~ 28' x 24' detached garage is insulated and has 220V wiring ~ Two paved front driveways offer more off street parking ~ Located close to walking trails, parks, shopping and easy access to schools.