

5209 42 Street  
Olds, Alberta

MLS # A2271945



# \$385,000

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bi-Level                                                |               |                   |
| <b>Size:</b>     | 960 sq.ft.                                              | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking               |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped |               |                   |

|                    |                                                    |                   |    |
|--------------------|----------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Marble                           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home |                   |    |

**Inclusions:** fridge, stove, washer and dryer in the basement

Welcome to this warm and inviting 4-bedroom, 2 full bath family home, ideally located close to schools, shopping, and amenities. With its open-concept layout and thoughtful updates throughout—including new appliances, some new flooring, and fresh paint—this home offers plenty of space for everyday living and family gatherings. The extra full kitchen in the basement is perfect for extended family, teens, or hosting celebrations or revenue potential. Storage won't be an issue, with lots of room throughout the home to stay organized. Outside, the oversized double detached heated garage with 220 amp service, built-in cabinets, and a vice that stays is a dream for hobbyists or those who need extra workspace. There's also RV parking, plus new siding and new asphalt shingles on the house, offering great curb appeal and peace of mind. This home is also fully monitored, and all security equipment will remain—an added bonus for parents looking for safety and comfort. A wonderful opportunity in a central, convenient, and family-focused location—this could be your family's next home or revenue income property!