

6002 60 Street  
Olds, Alberta

MLS # A2253347



**\$624,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbag
<b>Features:</b>	Central Vacuum, Jetted Tub		

**Inclusions:** 2 Sheds

Pride of ownership shows throughout the 1700+ sq ft home. This is a very well appointed home with an open concept main floor, large bonus room (baseboard heaters fed from Boiler for floor heat) over the garage. There are three bathrooms. If you like to entertain this is the place, lots of room to spread out. The basement has three really large bedrooms for your growing family. The floor heat in basement and garage are a big bonus to be really appreciated in the winter months. Central Air Conditioning, outstanding B/I BBQ on back deck. RV Parking is huge, could fit a truck and trailer on it. RV plug in is available, also the wiring is in place for a hot tub if you wish to put one in. Enjoy your morning coffee or meals on the covered rear deck. Speaking of the deck, maintenance free, two tiered, covered, need I say more. This is useable most months of the year. The backyard with its shrubs and trees is your own private oasis to enjoy. Call your Realtor today and check this very appealing home out.