

**202, 5026 49 Street  
Olds, Alberta**

**MLS # A2271731**

**\$169,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

Immaculate second floor, SW facing corner unit in adult living complex! This beautifully updated condo offers an inviting open-concept floor plan that seamlessly connects the kitchen, eating area and living room, creating a bright and spacious atmosphere. The unit features 2 comfortable bedrooms, a 4-piece bathroom and storage/laundry room adding everyday convenience. Upgrades include vinyl plank flooring throughout, kitchen countertops, sink, faucet, backsplash and all appliances making this home move-in ready. Just steps away from Uptowne Olds. This condo is an excellent choice for low-maintenance adult living!