

# \$439,900 - 5229 43 Street, Olds

MLS® #A2219433

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.18 Acres

NONE, Olds, Alberta

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 scone 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.

Built in 1966

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219433    |
| Price          | \$439,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,112       |
| Acres          | 0.18        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5229 43 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1B5              |

### Amenities

|                |                                                                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                                                                                          |
| Parking Spaces | 8                                                                                                                                                                                                                                     |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Oversized, RV Access/Parking, See Remarks, Attached Carport, Multiple Driveways |
| # of Garages   | 2                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | None                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                 |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco                                                               |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | R1            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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