

5445 56 Street  
Olds, Alberta

MLS # A2260717

**\$529,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** 3 x storage sheds, electric f/p (living), 2 x tv wall mounts

Welcome to this inviting four-level split home, offering plenty of space and comfort for the whole family. With three bedrooms and a large open-concept design, you'll love the seamless flow between the living room, kitchen, and dining area—perfect for both everyday living and entertaining. The lower level boasts a huge recreation room complete with a cozy wood-burning woodstove, creating the ideal spot to gather on cool evenings. Outside, enjoy a fully fenced, private lot—a great space for kids, pets, or quiet relaxation. This property combines charm, functionality, and privacy. A must-see home that you can view with your favourite Realtor!