# \$393,500 - 25, 6009 62 Avenue, Olds

MLS® #A2184790

## \$393,500

2 Bedroom, 3.00 Bathroom, 1,316 sqft Residential on 0.09 Acres

NONE, Olds, Alberta

This attractive duplex is an exciting and affordable opportunity to own a home in the vibrant and exclusive '55plus' community of "The Meadows", Condominium Association No. 0010894, in the thriving western Alberta Town of Olds. The 1315 square foot bungalow-duplex on a corner lot with two large bedrooms on the main level and attached two-car garage was built in 2006, and recently refurbished to be "as new" and "move-in ready". This attention to detail includes re-painting, polishing hardwood, and replacing all carpeting and vinyl. The open concept interior with kitchen breakfast counter separating dining room and living room is enhanced by the vaulted ceilings. The large master bedroom is complemented by the large ensuite, and a second full bathroom serves the rest of the home. The full basement is heated by forced air, and has had piping installed for in-floor heat, as does the garage. Extra features include center-vac, gas fireplace, garage work benches and shelving, garage door opener and window coverings. Extra outside features include an in-ground lawn irrigation system, gas BBQ connection and landscape trees. The common property of The Meadows provides an RV Compound and shared storage area and well appointed condo clubhouse for condo community activities, and private events. The Town of Olds boasts all amenities, including recreation and health facilities, entertainment and big city shopping in small town style. The super mountain views







and walking trails are bonus features for an active western living style perpetuated by the The Olds Agricultural college, the vital and surrounding agricultural community, and the weekly auction and agricultural shows.

#### Built in 2006

#### **Essential Information**

MLS® # A2184790 Price \$393,500

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,316 Acres 0.09 Year Built 2006

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

# **Community Information**

Address 25, 6009 62 Avenue

Subdivision NONE City Olds

County Mountain View County

Province Alberta
Postal Code T4H 1W8

#### **Amenities**

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, See Remarks, Sump Pump(s), Vaulted Ceiling(s),

Laminate Counters, Recreation Facilities

Appliances Dishwasher, Refrigerator, Electric Range

Heating Forced Air, Natural Gas, See Remarks

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Landscaped, See Remarks, Front Yard

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed December 30th, 2024

Days on Market 141

Zoning Res

# **Listing Details**

Listing Office Royal Lepage Tamarack Trail Realty

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