

# **\$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, Laminate Counters, Recreation Facilities, See
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	Remarks, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator
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	Front Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	December 30th, 2024
Days on Market	112
Zoning	Res

## Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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