



Class: Attached
Type: Semi Detached
Style: Bungalow
Year Built: 2011
LINC #: [0034131045](#)
Legal Plan: 095166 Blk: 12 Lot: 2

Area: Olds
Nearest Town:
Community: None 8888
Postal Code: T4H 0C5
Condo Type: Not a Condo
Possession: 30/Negotiable

Land Use: R-2 New Hm:
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Easement Registered On Title, Utility Right Of Way

Tax Amt/Yr: \$2,870/2017
Local Imp Amt:
HOA: No
Condo Fee:

Come check out this west facing corner duplex in a great location. On the main floor of this duplex you will find the kitchen which has granite counter tops, a pantry, and a door to the covered east facing deck. You will also find the dining room, living room, the master bedroom which has a 4 piece ensuite, a den, a 2 piece bathroom and the laundry. In the basement there is a separate entrance from the east. You will find 2 more bedrooms, another kitchen, family room which has a gas fireplace, a 3 piece bath and another laundry area. The attached west facing garage is 17' 6" x 21' 6", and the yard is landscaped and fenced. Take that investment step today and live up and rent down!

Rooms & Measurements				Rooms & Measurements				Bedrooms A/T: 1/3 Rms Abv: 6 F/H Baths: 2/1				
Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Living Rm	4.3X4.8	14'0"X15'10"	M	Kitchen	3.4X2.9	11'0"X9'6"	M	1	1	0	0	0
Dining Rm	3.7X2.0	12'0"X6'8"	M	Laundry	1.8X2.7	6'0"X8'10"	M	0	0	1	0	0
Mstr Bed	4.1X4.1	13'5"X13'7"	M	Den	3.1X3.2	10'2"X10'6"	M					
Kitchen	2.3X2.8	7'8"X9'4"	B	Family Rm	7.3X3.0	24'0"X9'9"	B					
Bedroom	3.7X4.4	12'0"X14'5"	B	Bedroom	2.8X3.7	9'2"X12'0"	B					
Laundry	2.5X4.1	8'2"X13'6"	B									
								<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>		
								Main:	105.82	1,139		
								Upper:				
								Above Grade:				
								Lower:				
								Below Grade:				
								Total A.G.	105.82	1,139		

Property Information

Basement: Full-Fully Finished
Suite: Suite - Illegal
Construction: Wood Frame
Foundation: Concrete
Exterior: Brick, Vinyl
Roof Type: Asphalt Shingles
Front Exp: West
Garage Dim: 17'6" x 21'6"
Parking: 2/Double Garage Attached
Features: Deck, Vacuum System-Roughed-In
Site Influences: Corner, Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, See Remarks, Shopping Nearby
Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, See Remarks, Stove-Electric, Washer, Window Coverings-All
Goods Excluded:
HOA Fee Incl:

Heating: Forced Air-1
Fin FP/Rgh-In:
Lot Shape: Irregular
Lot Sq M: 291.22 m2
Frntg X Depth: 8.74x33.32
Flooring: Carpet, Ceramic Tile, Hardwood, Linoleum

Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: CIR REALTY
Ownership: Private
Exclusion/SRR: No/No

List Date: 03/10/2018