

**5122 42 Street Olds, AB T4H 1X1**

**Residential**  
**Active**      [A1184966](#)



Recent Change: **02/22/2022 : NEW**

**DOM:** 1      **LP:** \$469,900.00  
**OP:** \$469,900.00

**PD:**

**Class:** Detached      **City:** Olds  
**County:** Mountain View County      **District:**  
**Type:** House      **Subdivision:** NONE  
**Levels:** One      **Ttl Beds:** 5  
**Year Built:** 2003      **F/H Bth:** 3/0  
**LINC#:** [0028556901](#)      **LP/SF:** \$374.72  
**Arch Style:** Bungalow      **Suite:** Suite - Legal  
**Possession:** 30 Days / Neg, Subject To Tenancy/Main floor can be 30 days negotiable. There is tenants rights in the lower suite

**Lot Dim:**      **Lot Size:** 5877 SqFt  
**Front Length:** 15.60M 51`2"      **Lot Depth:** 35.00 M 114.84'  
**Legal Pln:** 0012459      **Blk:** 3      **Lot:** 42      **Condo:** No

**Zoning:** R-2      **Tax Amt/Yr:** \$3,379.17/2022  
**Title to Lnd:** Fee Simple      **Loc Imp Amt:**  
**Disclosures:** No Disclosure      **Front Exp:** W  
**Restrict:** None Known

**Public Remarks:** Here is your mortgage helper property! A great 5 bedroom family home with a legal 2 bedroom completely separate legal suite. On the main floor this home features a nice bright kitchen/dining area, a living room that has a gas fireplace, the master bedroom which has a 4 piece ensuite & a walk-in closet, 2 more bedrooms & a 4 piece main bath with laundry on the main. In the separate entrance suite you will find a kitchen, the living room, 2 bedrooms, 4 piece bath & another laundry room. The basement also has hooked up in-floor heating. This home also has air conditioning. The attached garage measures 24' x 25' and has electric heat. The yard is fully landscaped and fenced. The shingles and hot water tank have been replaced in the last 3 years. Home shows very nicely!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 3	<b>Main:</b> 0	<b>Mtr2</b>	0	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	2	0	0	<b>Rms Abv:</b> 5	<b>Upper:</b> 0	<b>Mtr2</b>	0	<b>SqFt</b>
<b>Garage Dim:</b>	0	0	1	0	0	<b>Blw Grade:</b> 101	<b>Total AG:</b> 116.50	<b>Mtr2</b>	1,084	<b>SqFt</b>
	24`0"	x		25`0"				<b>Mtr2</b>	1,254.00	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full      **Lndry Feat:** In Basement  
**Heating:** Forced Air      **Cooling:** Central Air  
**Construction:** Brick, Vinyl Siding      **Fireplaces:** 1/Gas  
**Foundation:** Poured Concrete      **Flooring:** Carpet, Ceramic Tile, Hardwood, Linoleum  
**Exterior Feat:** None      **Fencing:** Fenced  
**Roof Type:** Asphalt      **Balcony:** See Remarks  
**Reports:** RMS Supplements  
**Parking:** Double Garage Attached **Total:** 2  
**Features:** Vaulted Ceiling(s)  
**Comm Feature:** Schools Nearby, Playground, Shopping Nearby  
**Lot Features:** Back Lane, Landscaped, Rectangular Lot, See Remarks  
**Goods Include:** fridge in basement, stove in basement, washer & dryer in basement  
**Appliances:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings  
**Other Equip:** Garage Door Opener  
**Goods Exclude:** N/A

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).