

Widmer Realty

Widmer Realty Ltd.

#303, 4500 - 50 Avenue - REDUCED

Price: \$234,900.00



LISTER JULIE Calderwood

Telephone: Cell 403-994-1200

ADDRESS: #303 – 4500 - 50 Avenue

Olds, AB. T4H 1X5

LEGAL: Condo Plan 0112659 Unit 28

STORAGE UNIT: On 3rd floor

TAXES: \$1,773.07 (2009)

SIZE: 991 sq. ft.

CONDO FEE: \$411./mo..

ZONING: R3

AGE: 2003

PRICE: \$234,900.00

POSSESSION: Immediate

Subject to final Probate of Will







MAIN FLOOR:

Living room - 13'9 x 14'

Kitchen - 9' x 10'4

Dining room - 10' x 12'

Master Bedroom - 11'5 x 11'6 w/ walk in closet

Bedroom #2 - 10' x 10'

Bath - 3 piece

Ensuite - 4 piece

Utility - 5' x 9'10

FLOOR FINISH:

- Carpet/lino/laminate

INCLUDED:

All “as is condition”

- Fridge
- Stove
- Built-in dishwasher
- Range hood fan
- Free standing microwave
- Free standing air conditioner unit
- Washer & Dryer
- All window coverings

CONDO FEES INCLUDE:

- Cable TV
- Power/Heat/Water/Garbage
- Common area cleaning
- Grounds maintenance/snow removal
- Exterior maintenance

- Management fees

- Reserve fund

FEATURES:

- New laminate in living room, kitchen - 2009

- 3rd floor - view to west

- Lounge with fireplace

- Library with fireplace

- Billiards, shuffle board room

- Crafts room

- Woodworking shop

- Common dining room

- Laundry room for general use

- Guest suites available at reasonable prices

- Elevator, fire alarm and sprinkler system

REMARKS: *Immaculate 2 bedrooms unit on 3rd*

floor with fabulous view to the west

OWNER: Estate of Elsie Wenger

NOTE: Garage available to purchase for \$20,000.

** This information, although believed to be accurate, is not warranted to*

be so. Accordingly, Buyer's Realtor is to verify measurements.

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[Vendor Information](#)