



GRASSROOTS
REALTY GROUP

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5218 Silverthorn Road
Olds, Alberta

MLS # A2301872



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street, Outside, Parking Pad, Paved, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Few Trees, Fro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Laminate Counters, No Smoking Home, Storage, Wood Windows		
Inclusions:	Garden Shed, Island table (in the kitchen), electric Fireplace		

Welcome to this well-maintained 4-level split in a family-friendly area of Olds, backing directly onto the highly sought-after Frank Wong Park. With 4 bedrooms, 2 full bathrooms, and approximately 1,300 sq.ft. of living space, this home offers a functional layout that works especially well for young families. The main level features a bright kitchen, dining, and living area highlighted by large south-facing windows that flood the space with natural light. Mature spruce trees in the front yard provide added privacy and shade, creating a comfortable and inviting atmosphere throughout the day. Upstairs, you'll find three bedrooms and a full bathroom, while the basement level offers a great family hangout space—currently set up as a kids' rec room—along with a fourth bedroom and an additional full bath. The lowest level remains unfinished but includes large south-facing windows, offering excellent potential for future development with plenty of natural light. Over the past few years, the home has seen several updates, including fresh paint, flooring improvements, and some newer appliances. The roof and shingles are in great condition, adding peace of mind for the next owner. Outside, the property features a driveway with an attached carport and a spacious backyard with ample room to build a garage if desired. Included in the purchase is a large, newer garden shed, which is fantastic for extra storage! The direct access to Frank Wong Park is a standout feature, offering playground equipment and a popular toboggan hill just steps from your backyard. A solid home in a great location with room to grow—this is one you won't want to miss.