



57, 5103 61 Avenue  
Olds, Alberta

MLS # A2302888



**\$173,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lawn		

**Heating:** High Efficiency, Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl, Wood

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** -

**Foundation:** Block, Wood

**Utilities:** -

**Features:** Kitchen Island, Vinyl Windows

**Inclusions:** n/a

For more information, please click the "More Information" button. This home features large bedrooms and two full bathrooms, and was newly placed on the lot in March 2022. Since then, it has undergone extensive renovations between 2022 and 2025, along with a new metal roof installed in 2020. Upgrades include partial replacement of exterior sheathing, blue skin added around windows and doors, house wrap. The home is insulated with Rockwool for improved energy efficiency, soundproofing, and enhanced moisture and fire resistance. Most windows and doors have been updated, with the exception of the large living room window. Interior improvements include new drywall throughout, a high-efficiency furnace, and an electric water heater. The home sits on a wood block foundation with insulated wood-framed skirting. Additional features include a large deck with a new metal shed, updated lighting, fixtures, faucets, elongated toilets, switches, and outlets. The kitchen includes refinished cabinetry with new countertops and Samsung stainless steel appliances, while the washer and dryer are also Samsung (black, approx. 6 years old). Security is enhanced with CCTV cameras, and there is plenty of parking. Some finishing work remains, including furnace filter housing and humidifier installation (unit included), as well as taping, mudding, and closet installation in the front/second bedroom (materials provided).