



**5306 57 Avenue  
Olds, Alberta**

**MLS # A2305564**



**\$524,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped, Open Lot, Private, Street Lig		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Storage		

**Inclusions:** Pool Table, Remaining Furniture in Home

Welcome to this spacious home offering exceptional functionality and comfort in the community of Olds. Upon arrival, you will immediately notice the expansive front driveway, providing ample parking with room for an RV while still accommodating multiple vehicles with ease. Along with an oversized insulated double garage. Inside, the home features a bright and open layout, highlighted by an inviting kitchen with beautiful wood cabinetry, perfect for preparing meals and entertaining family and friends. The adjacent family room offers a cozy atmosphere, complete with a wood-burning fireplace and efficient stove insert, ideal for relaxing evenings. The expansive forward living room is enhanced by large east-facing windows that fill the space with natural morning light. The primary bedroom complete with stacking laundry, walk-in closet, and an ensuite provides a comfortable retreat to unwind in. While the rest of the main floor offers plenty of space for a growing family including two more bedrooms and full four-piece bathroom. Downstairs continues the theme of large living areas including a massive recreation room with pool table, another full laundry room, bathroom, storage, and a fourth Bedroom. Step outside to an impressive backyard really showcasing this corner lot, perfect for children, outdoor activities, or future landscaping ideas. Families will appreciate the convenient proximity to both Olds Elementary and Deer Meadow Middle School, making daily routines easy. The roof and windows have been recently replaced and the home is ready for its next chapter with a new family.