



**5626 57 Avenue**  
**Olds, Alberta**

**MLS # A2309173**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Off S		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Basement fridge, Storage Shed, shelving in house, garage cabinets

Welcome to this beautifully updated 3+2 bedroom family home offering the perfect blend of comfort, style, and functionality. With numerous upgrades including newer windows upstairs, doors, and shingles, this home provides peace of mind along with exceptional curb appeal. Step inside to discover bright, inviting living spaces filled with natural light. The kitchen is both functional and stylish, featuring plenty of workspace and a warm, welcoming atmosphere that flows seamlessly into the spacious dining and living areas &mdash; perfect for family gatherings and entertaining alike. From this area, you will also have access to the large rear deck which features maintenance free composite deck floor and aluminum railing, overlooking the fenced back yard. With three bedrooms on the main level and 2 baths, plus two additional bedrooms downstairs, there is plenty of room for a growing family, guests, or a home office setup. The lower level offers added flexibility and extra living space to suit your lifestyle needs. Family room is home to a wood burning stove, perfect for the chilly Alberta nights. Outside, you&rsquo;ll appreciate the large detached garage with ample room for vehicles, storage, or a workshop space. The yard offers great potential for outdoor enjoyment and family activities. Ideally located close to schools, shopping, parks, and everyday amenities, this move-in ready property checks all the boxes. Bright, spacious, and thoughtfully updated, this is the perfect family home you&rsquo;ve been waiting for. Call your favourite Realtor today for a personal viewing, or check out the iGuide virtual video.