



**11 Vireo Avenue  
Olds, Alberta**

**MLS # A2311090**



**\$829,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

This Like-New Home in a Highly Desirable Community Offers the Perfect Blend of Modern Design, Quality Finishes, and Exceptional Outdoor Living. Ideal for Families, Professionals, or Anyone Looking for a Move-In Ready Property in a Quiet, Established Neighborhood. The Triple Attached Garage Provides Ample Space for Vehicles, Storage, and Hobbies. Inside, the Bright Open-Concept Main Floor Features Large Windows, Durable Flooring, and a Contemporary Design Throughout. The Kitchen is Beautifully Appointed with Stainless Steel Appliances, Sleek Cabinetry, Stone Countertops, and a Spacious Island Perfect for Entertaining and Everyday Living. The Living and Dining Areas Flow Seamlessly to the Covered Back Deck, Extending Your Living Space Outdoors for Year-Round Enjoyment. The Fully Landscaped Yard Offers Plenty of Room to Relax, Entertain, or Garden, Complete with an Oversized Garden Shed for Additional Storage or Workspace. The Primary Suite Features a Walk-In Closet and a Private Ensuite, While an Additional Main Floor Bedroom Offers Flexibility for Guests, Family, or a Home Office. The Professionally Developed Basement Adds Valuable Additional Living Space with Two More Bedrooms, a Large Rec Room, and a Full Bathroom—Perfect for Growing Families, Entertaining, or Overnight Guests. Conveniently Located Near Parks, Walking Trails, and Local Amenities, This Beautifully Finished Home Offers Comfort, Functionality, and Style in One of the Area’s Most Sought-After Communities. Book Your Private Showing Today!