



**5413 54 Street
Olds, Alberta**

MLS # A2320391



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Do		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Bookcases, Closet Organizers, Laminate Counters, Storage, Wet Bar		

Inclusions: Refrigerator in Basement. Only (1) Garage Door Opener and (1) Remote total.

If you've been searching for a home where your children can simply walk across the street to the playground, this charming bungalow in one of Olds' most established neighbourhoods deserves a closer look. Located directly across from Olds Elementary School and its playground, this is the kind of setting that makes everyday family life easier. Morning walks to school, afternoons spent at the park, and quick access to Uptowne Olds, walking paths, ball diamonds, and community amenities all contribute to a lifestyle families will appreciate for years to come. Built with the character and craftsmanship that make homes from the 1960s so appealing, this property combines timeless charm with thoughtful updates and functional living space. The bright main floor offers over 1,080 square feet with an open flow between the kitchen, dining area, and living room, creating a welcoming space for everyday life and family gatherings. Large windows allow natural light to pour into the main living areas, while mature trees provide shade and privacy throughout the summer months. The main floor features three bedrooms and a full bathroom, with one of the bedrooms currently being used as an office that could easily serve as a nursery, playroom, or work-from-home space. Downstairs, the basement was extensively renovated in the early 2000s and offers excellent flexibility with two additional bedrooms, a second full bathroom, a large recreation room, and a spacious laundry area. The layout also provides potential for a mother-in-law setup or space for extended family. Outside, the beautifully established yard is one of the home's standout features. Mature trees, a large deck, and plenty of room for children and pets create an inviting outdoor retreat. The oversized 23' x 21' detached garage provides excellent storage and workspace, while rear lane access offers convenient RV parking.

Recent improvements include a newer hot water tank, updated front door, exterior siding, and basement flooring, giving buyers added confidence and value. With approximately 2,100 square feet of developed living space, five bedrooms, two full bathrooms, and an unbeatable location for young families, this is a home where memories are waiting to be made.