



4506 Shannon Drive
Olds, Alberta

MLS # A2323739



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Ge		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Garage shelving, garage work bench, garage cupboards, gas stove in garage, outdoor gas fire pit, outdoor lighting, Pergola, Lighting and curtains on deck

Welcome to this beautifully maintained bungalow tucked away on a quiet, tree-lined street in the heart of downtown Olds. Offering 4 bedrooms, 2.5 bathrooms, and exceptional pride of ownership throughout, this home combines timeless charm with thoughtful updates and versatile living spaces. The bright, open-concept main floor was beautifully renovated in 2021 and features a stunning kitchen with stainless steel appliances, vinyl flooring, and an inviting layout designed for both everyday living and entertaining. The fully finished basement includes a complete illegal suite with its own kitchen, offering excellent flexibility for extended family, guests, or multi-generational living. It also presents an excellent opportunity as a mortgage helper or income-generating space, making this property especially appealing for investors or buyers looking to offset their monthly expenses. Step outside and discover a backyard designed for making memories. A charming front porch welcomes you home, while the beautifully landscaped backyard showcases vibrant perennial gardens, a spacious deck with sun screens and built-in lighting, a lower patio with a pergola, wired lighting, a cozy gas fireplace, and a gas line for your BBQ. Whether you're hosting friends or enjoying a quiet evening outdoors, this private retreat is sure to impress. The detached double garage is equally impressive, featuring built-in cabinetry, shelving, and a workbench for the hobbyist or handyman. There's also ample space for year-round RV parking, adding even more practicality to this exceptional property. Quality updates include Hardie® board siding painted in 2020, most windows replaced in 2018, a high-efficiency furnace installed in 2016 and recently serviced, and a beautifully renovated interior that is truly move-in ready. Ideally located within walking distance of downtown shopping,

restaurants, parks, schools, and everyday amenities, this exceptional property offers the perfect blend of comfort, functionality, and small-town charm.