



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6103 58 Street
Olds, Alberta

MLS # A2333662



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,194 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Vac-U-Flo with Attachments, All window coverings, Water Softener, Kitchen Island, TV Wall Mount in Primary bedroom, Garage Freezer, Bench and Shelving, Garage Door Opener

Beautifully maintained 5 bedroom, 3 bathroom home in the desirable South end of Olds! Ideally located close to schools, shopping, Winter Lake, and numerous walking paths, this move in ready home offers the perfect combination of space and quality updates. The bright, open concept main floor features a stunning sunroom addition, creating the perfect space to relax or entertain year round. Over the past few years, the home has benefited from extensive renovations, including updated kitchen appliances, countertops, cabinet fronts, sink, backsplash, lighting and beautifully refreshed bathrooms with updated showers, toilets, flooring and fixtures. The fully developed basement offers exceptional additional living space with two spacious bedrooms, a large family room, a bright laundry and craft room, a fun play area tucked beneath the stairs, and an abundance of storage. Outside, you'll appreciate the private, park like backyard featuring a generous sunroom, BBQ deck, ground level concrete patio, and an impressive pergola—perfect for entertaining. Back lane access and a large side yard provide excellent potential for RV parking or additional storage. Completing the package is an attached 22 x 24 garage with durable epoxy-coated flooring. Situated in one of Olds's most sought after neighbourhoods, this exceptional property is ready for its next owners to enjoy. Book your private showing today!