



GRASSROOTS
REALTY GROUP

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4014 Shannon Drive
Olds, Alberta

MLS # A2339313



\$349,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,090 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Forced Air
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: All window coverings

Welcome to comfortable and convenient 55+ adult living in this bright and inviting half duplex bungalow, ideally located close to the hospital! This well-designed home offers 2 bedrooms and 1 bathroom, perfect for those seeking low-maintenance living without sacrificing space. The sun-filled interior features large windows that bring in an abundance of natural light throughout the main living areas. The spacious kitchen provides plenty of counter space and storage, making meal prep and entertaining easy and enjoyable. The primary bedroom includes a walk-in closet and direct access to the main floor bathroom for added convenience. The second bedroom features garden doors leading directly to the west-facing backyard—perfect for enjoying afternoon sun or stepping out onto the patio. Outside, you’ll find a partially fenced yard and a great space to relax or garden. A single attached garage adds everyday convenience and additional storage. This home has had a complete makeover, including removal of all poly b pipe, commercial 25 year flooring, all new light fixtures, and ceiling fans, all new door handles and a new garden door at the west entrance. This home has been completely re-painted. Located in a desirable area close to essential amenities, this home offers the perfect blend of comfort, functionality, and lifestyle. Don’t miss your opportunity to enjoy easy living in a welcoming community!