



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5715 58 Avenue
Olds, Alberta

MLS # A2348146



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,072 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-32-1-W5
Exterior:	Mixed	Zoning:	Low Density Residential L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions:	NA
-------------	----

Your chance to Step into comfort with this thoughtfully and efficiently designed 4-bedroom, 2-washroom 3-level split home nestled in the desirable community of Olds, Alberta. Combining small-town charm with modern convenience, this property sits on a spacious 5,500 sq. ft. partially fenced lot, making it the perfect retreat for growing families. Interior HighlightsSun-Drenched Living Room: Features a cozy gas insert fireplace, creating a warm and welcoming ambiance.Open-Concept Kitchen & Dining: Equipped with elegant laminate countertops, plenty of prep space, and a seamless flow into the dining area—perfect for entertaining. Durable Flooring with a practical mix of carpet, laminate, linoleum and tile. Full finished lower level with an over abundance of storage under main floor creating a versatile space, perfect for a rec room, dedicated laundry area with 2 piece washroom. Exterior & Parking Backyard Oasis give you hours of joy, summer BBQs on the private deck overlooking a large, fenced yard. Features an established apple tree and berry bushes—ideal for kids, pets, gardening, leisure on the huge deck. A spacious 2-car detached garage provides secure parking, extra storage, and protection from the elements.?? Premier Location , Enjoy excellent walkability in a vibrant, family-friendly neighborhood. Olds offers exceptional, city-tier amenities while maintaining its peaceful charm: Top-Tier Education & Healthcare: Home to excellent local schools, Olds College, and a highly dependable hospital. Year-Round Recreation: Minutes from indoor pools, curling rinks, skating arenas, local playgrounds, and extensive green spaces. Shopping & Convenience: Easy access to both local shops and major big-box retailers. Commuter's Dream: Ideally situated for an easy drive north to Red Deer, south to Calgary, or west straight into the

foothills and West Country Rocky Mountains.