

# \$489,900 - 5364 61 Avenue, Olds

MLS® #A2206824

**\$489,900**

5 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.11 Acres

NONE, Olds, Alberta

Here is your opportunity to own a perfect family or retirement home in a great location. This one owner home has been very well maintained and has had numerous upgrades in the past five years. The main floor has a vaulted ceiling, some hardwood flooring, a spacious open plan kitchen with an island, living room with a gas fireplace, three bedrooms, a 4 piece bath and main floor laundry. The basement is fully developed with two bedrooms, family room and a 4 piece bath.

Renovations included new paint on ceiling and walls in the kitchen, living room, hallways and new switch and fan for the fireplace. Newer windows on main floor and basement, newer furnace and hot water tank, beautifully recently renovated basement bath with new shower, vanity, flooring and lighting. There is new vinyl plank flooring throughout the basement. The large rumpus room is a perfect family gathering spot for movie nights, and the two basement bedrooms are very spacious. The shingles are approx. 7 years old and the fence was painted in 2023. The double detached garage is located at the back of the property for easy access. The yard is fully fenced with lots of perennials and shrubbery and a west facing deck. Move right in and enjoy this sunny home that is close to schools, shopping and walking trails.

Built in 1998

## Essential Information



MLS® #	A2206824
Price	\$489,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5364 61 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1M7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

Listing Office	Widmer Realty Ltd.
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