

# \$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 | 11               |
| Zoning         | R1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Widmer Realty Ltd. |
|----------------|--------------------|

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