

5501 58 Street  
Olds, Alberta

MLS # A2275485



# \$400,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Storage, Wet Bar		

**Inclusions:** None

Spacious, welcoming and thoughtfully laid out, this vacant home offers flexibility, comfort and outdoor space rarely found at this scale. A neutral colour palette creates a calm first impression while updated cascading lighting at the entry adds to the inviting atmosphere. The living room design encourages everyday relaxation with wide plank vinyl flooring that is both durable and easy to maintain, paired with oversized windows that fill the space with natural light. Wonderfully laid out to support connect and function, the kitchen features a gas stove for confident cooking, full-height cabinetry for efficient storage, a dedicated pantry and clear sightlines into the dining area, making family meals and entertaining feel effortless. Indoor/outdoor living is easily achieved with access to the massive deck and yard from the dining room. Retreat at the end of the day to the primary bedroom delivering both privacy and convenience, featuring vinyl flooring, peaceful backyard views and a private ensuite that eliminates late-night trips down the hall. 2 additional main floor bedrooms provide comfortable accommodations for family, guests or flexible use, while a 4-piece bathroom and main floor laundry add everyday practicality. Lower level living expands possibilities with a generous rec room centered around a fireplace that creates a cozy backdrop for movie nights and gatherings, complemented by a wood ceiling that adds warmth and character and extra windows that bring in daylight. The wet bar space simplifies hosting and game nights with room for seating or a card table and allows easy drink and snack refills. A 3-piece bathroom and 4th bedroom support guests or older children. The large den offers excellent flexibility for a home office, hobby space or additional sleeping area (without a closet). Outdoor living shines with a massive covered deck designed for year-round enjoyment,

featuring skylights that invite sunshine and a vaulted structure that enhances openness and airflow. The huge park-like south-facing backyard boasts expansive grassy space for play, pets and entertaining, framed by mature trees and no rear neighbours for added privacy. Adding to your convenience is a heated oversized garage with plenty of room for vehicles, storage and projects and extra RV storage on the expansive parking pad and extra long driveway. Phenomenally located with daily needs within easy reach in a welcoming community known for strong local amenities, including shopping, healthcare, schools and post-secondary education, offering small-town atmosphere without sacrificing everyday services. Vacant and well maintained, this welcoming home is ready for its new owners!