

**4529 Shannon Drive  
Olds, Alberta**

**MLS # A2277798**

# \$399,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** none

First time on the market. The original owners have looked after this property oh so well. 3 bedrooms currently, but could be 4 as you will understand when you view the house. One of the highlights inside is the breakfast bar between the kitchen and dining room. Lots of upgrades have happened over the years and it shows. Special features include a large, partially covered deck inside the fenced back yard for your summer time entertaining. This is for sure, a "must see" home if you are in the market, so please book your showing and don't be disappointed.