

5412 61 Avenue  
Olds, Alberta

MLS # A2277904



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** storage shed, shelving in storage room, shelving in garage

Perfectly positioned directly across the street from a school, this inviting 2+2 bedroom bi-level home offers an unbeatable location for families. Bright, warm, and filled with natural light, the home features vaulted ceilings that enhance the open and airy feel throughout the main living spaces. Designed for both comfort and convenience, the upper level includes a large living/dining/kitchen area and main floor laundry, making daily routines effortless. Primary bedroom offers a walk in closet, 3pc ensuite, room for the king size bed and furniture. Downstairs, you will find a fully developed basement with a recreation room that is cozy in winter with the gas fireplace and 2 additional bedrooms. Stay cool during the summer months with central air conditioning, while the attached sunroom provides a beautiful space to relax, entertain, or enjoy your morning coffee year-round. The property also boasts an oversized attached garage, offering ample room for parking, storage, and hobbies. With its sunny interior, thoughtful layout, and family-friendly setting, this home is move-in ready and ideal for creating lasting memories. A true blend of style, function, and location—this is the home your family has been waiting for! Call your favourite Realtor today to view.