



**5313 57 Avenue
Olds, Alberta**

MLS # A2230451



\$679,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,834 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, See Remarks | | |
| Lot Size: | 0.26 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Garden, Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Quartz Counters | | |

Inclusions: Shed

Welcome to your dream home! This beautifully reimagined 4-level side-split has been completely rebuilt after a fire to the home, renovated from top to bottom—virtually everything is brand new, offering worry-free living in one of the area’s most desirable neighborhoods. As you step inside, you’re greeted by a bright and spacious open-concept living area. Just a few steps up, the heart of the home shines with a gorgeous new kitchen featuring quartz countertops, a massive island, all-new stainless steel appliances, and an abundance of natural light. The living room is warm and inviting, centered around a modern electric fireplace —perfect for cozy winter nights. The mudroom/laundry area offers ample built-in storage and leads to a versatile bonus room attached to the double attached garage which has in-floor heating—ideal as a home gym, hobby space, or additional storage. Upstairs, you’ll find three generously sized bedrooms and a luxurious 5-piece bathroom with in-floor heating for ultimate comfort. Downstairs, two additional bedrooms and a stylish 3-piece bath—also with in-floor heat—offer plenty of space for family or guests. The utility room features brand-new systems including a high-efficiency furnace and hot water on demand. There’s no shortage of storage with a large crawl space that’s ready for your imagination—think ultimate playroom, hobby area, or seasonal storage. Step outside into your own private oasis. The backyard is a true masterpiece—low-maintenance composite decking, raised garden beds, a shed, and a fire pit make this space perfect for entertaining or unwinding. Even better, the yard backs directly onto the Horizon/Elementary School greenspace and playground—ideal for families and morning walks to school. This home combines high-end finishes,

thoughtful design, and an unbeatable location. Don't miss your chance to own this turn-key property!