



**GRASSROOTS**  
REALTY GROUP

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**4 Williams Avenue  
Olds, Alberta**

**MLS # A2234108**



**\$687,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,795 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Garage Door Openers, 2 Remotes		

Modern Comfort Meets Thoughtful Design. Welcome to 4 Williams Avenue—a beautifully crafted, brand-new home that seamlessly blends comfort, style, and convenience in the heart of Olds. Designed with both functionality and elegance in mind, this residence features 4 spacious bedrooms, 4 bathrooms, and sun-filled living spaces. The main floor showcases a bright open-concept layout, centered around a contemporary kitchen with a large island—perfect for casual dining or entertaining. The adjacent dining area leads through a west-facing patio door to a covered deck complete with a gas BBQ hookup, ideal for enjoying evening sunsets. The living room offers a warm and welcoming space, perfect for hosting guests or unwinding after a long day. This level also includes a stylish 2-piece powder room, a practical boot room, and access to the double attached garage, equipped with in-floor heating and pre-wired for an EV charger. Upstairs, the spacious primary suite offers a private retreat, featuring a generous walk-in closet and a sleek 4-piece ensuite. Two additional bedrooms share another well-appointed 4-piece bathroom, while a conveniently located laundry room completes the upper level. The fully finished basement provides even more living space, built with energy-efficient ICF walls and in-floor heating for year-round comfort. This level includes a cozy family room, a fourth bedroom, and an additional 4-piece bathroom—ideal for guests or extended family. High-end finishes throughout the home include durable vinyl plank flooring and elegant quartz countertops, combining low maintenance with modern style. Take in scenic horizon mountain views that add a stunning natural backdrop to your daily life. Built with sustainability in mind, this home is solar-ready—future-proofed for energy-efficient living. Whether you’re looking for

your forever home or a welcoming retreat, this property offers the perfect opportunity to live comfortably in a thriving, family-friendly community, close to schools. Don't miss your chance—book your showing today and discover all that this property has to offer!