



**5217 Shannon Drive
Olds, Alberta**

MLS # A2253396

\$425,000



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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,270 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot | | |

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| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Metal Siding , Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s) | | |
| Inclusions: | NA | | |

Welcome to this spacious bungalow on Shannon Drive in Olds — a solid family home with great potential and a number of thoughtful updates already completed. Offering over 1,200 sq ft on the main floor, this property sits on a good-sized lot close to parks, green space, and local amenities. Inside, the main level includes three bedrooms and two full bathrooms, including a primary bedroom with its own 3-piece ensuite. Several updates over the past two years bring a fresher feel to the home: vinyl plank flooring throughout the main floor, updated lighting, fresh paint in the home and garage, and kitchen improvements such as painted cabinetry, new countertops and backsplash, and a custom island. The living room feels warm and inviting with its wood-burning fireplace. The basement offers plenty of additional space with a large family room, another wood-burning fireplace, a generous bedroom, a full 4-piece bathroom, and a roomy laundry/utility area. It's a great layout for families needing extra room or buyers looking to personalize the space. Outside, the home features metal siding with brick accents, a double attached garage (with workbench and a gas hookup for a heater), and a wide driveway. The yard includes newer sod in the backyard, an apple tree, and mature spruce in front. Alley access and a rear parking pad provide added practicality. Shingles were replaced in 2015. If you're looking for a well-sized home with updates already started and the opportunity to add your personal touch, this property is worth a look. Book your showing today!