



**GRASSROOTS**  
REALTY GROUP

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**5217 Shannon Drive**  
**Olds, Alberta**

**MLS # A2253396**



**\$425,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<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>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!