



GRASSROOTS
REALTY GROUP

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**5217 Shannon Drive
Olds, Alberta**

MLS # A2253396



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1979 (46 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 L		

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!