



**5217 Shannon Drive  
Olds, Alberta**

**MLS # A2253396**



**\$460,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	1979 (46 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>	Finished, 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 family-sized bungalow on Shannon Drive in Olds — the perfect mix of comfort, updates, and location. With over 1,200 sq ft of living space, this home sits on a great lot just steps away from one of the community’s best playgrounds and parks. The main floor features three bedrooms and two full bathrooms, including a large primary suite with its own 3-piece ensuite. Recent updates within the past two years give the home a fresh, modern feel — brand new vinyl plank flooring throughout the upstairs, fresh paint throughout the entire home and garage, updated lighting, and a refreshed kitchen with painted cabinetry, new backsplash and countertops, plus a custom built island. The bright living room is anchored by a cozy wood-burning fireplace, perfect for family nights. Downstairs, you’ll find a spacious and versatile basement with another wood-burning fireplace, a large living area, a large bedroom, a full 4-piece bathroom, and a generous utility/laundry space. Outside, the curb appeal shines with metal siding, brick accents, a double attached garage (with workbench and gas hookup for a heater), and a large driveway. The yard has been lovingly maintained with new sod in the backyard, an apple tree, and a mature spruce tree in front. Alley access and a rear parking pad add even more convenience. Shingles were replaced in 2015 for peace of mind. This is a move-in ready home with modern updates, great space for family living, and an ideal location. Book your showing today!