



**4 Williams Avenue
Olds, Alberta**

MLS # A2292439



\$677,900

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

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Tankless Hot Water, Wired for Data		

Inclusions: N/A

Modern Comfort Meets Thoughtful Design ‐ Brand New Home in Olds. Welcome to 4 Williams Avenue, a beautifully crafted brand-new home offering the perfect blend of comfort, style, and convenience in the welcoming community of Olds. Thoughtfully designed with both functionality and modern living in mind, this home features 4 spacious bedrooms, 4 bathrooms, and bright open living spaces filled with natural light. The main floor welcomes you with a bright open-concept layout centered around a contemporary kitchen with a large island perfect for casual dining or entertaining. The adjoining dining area features a large west-facing patio door leading to a covered deck with a gas BBQ hookup, ideal for enjoying evening sunsets. The living room offers a warm and inviting atmosphere, perfect for relaxing or hosting guests. This level also includes a stylish 2-piece bathroom, a practical boot room, and access to the double attached garage, complete with in-floor heating, floor drain and pre-wired for an EV charger. Upstairs, the primary suite serves as a peaceful retreat, featuring a spacious 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 adds everyday practicality to the upper level. The fully finished basement expands the living space even further. Built with energy-efficient ICF walls and in-floor heating, this level includes a cozy family room, a fourth bedroom, and an additional 4-piece bathroom. Throughout the home you’ll find durable vinyl plank flooring and elegant quartz countertops, combining modern style with low-maintenance living. Enjoy beautiful horizon mountain views that create a stunning natural backdrop to everyday life. Built with sustainability in mind, this home is solar-ready, offering the opportunity for future

energy-efficient upgrades. Located in a family-friendly community close to schools and amenities, this property offers an incredible opportunity to enjoy modern living in a growing town. Don't miss your chance, schedule your showing today and discover everything this beautiful home has to offer.