



**4107 Silverpark Estates Close  
Olds, Alberta**

**MLS # A2300931**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RTD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this immaculate 50+ half duplex, ideally located in a quiet cul-de-sac and backing onto walking paths&mdash;perfect for those seeking a peaceful, low-maintenance lifestyle. This well-cared-for home offers 2 bedrooms on the main floor, including one with direct access to a covered, west facing enclosed 13'2 x 9'10 deck&mdash;an ideal space to enjoy your morning coffee or unwind in the evenings. The kitchen has lots of oak cabinets and space for a small table or a moveable island, a combination dining/livingroom with 2 large bay windows, 4-piece main bathroom, and a convenient 2-piece ensuite. Main floor laundry adds to the ease of everyday living, and a door off the front entrance provides direct access to the attached single garage. The fully developed basement expands your living space with plenty of storage space, a 3-piece bathroom and two versatile areas&mdash;perfect for a family room, hobby space, or accommodating guests. Upgrades include newer main floor windows, hot water tank (2020), stove and dishwasher (2022), refrigerator, furnace thermostat, and smoke/CO detectors (2023), washer and dryer, garage door, and garage door opener (2024), and sump pump (2025). A truly move-in ready home&mdash;this one shows beautifully and is a must-see!