



**5353 61 Avenue
Olds, Alberta**

MLS # A2134787



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,446 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Vaulted Ceiling(s)		

Inclusions: Shed, Desk (basement), IKEA Wardrobes (basement), Island (basement), extra flooring and insulation under stairs.

Welcome home to this spacious and versatile bungalow, ideally located just steps away from Ecole Deer Meadow Middle School and multiple playgrounds, making it the perfect choice for families. Boasting 3 bedrooms and 2 bathrooms upstairs, including a modern ensuite, this home offers over 1400 square feet of comfortable living space. As you step inside, you'll be greeted by vaulted ceilings and a large living area, complete with a cozy fireplace. Downstairs, the basement has been cleverly converted into two separate illegal suites, each with its own private entrance. The first illegal suite offers a bachelor-style layout with a full kitchen and a 3-piece bathroom. The second illegal suite features a comfortable bedroom, wet bar, fridge, and another 3-piece bathroom. For those considering a return to a single-family layout, the option to easily convert the basement back into part of the main home is readily available, providing endless possibilities to suit your needs. Outside, enjoy a low-maintenance backyard. New shingles installed in 2018 ensure durability and peace of mind, while the insulated and heated double attached garage hosts the laundry machines for all tenants to access. Schedule a viewing today and discover the endless potential that awaits!