



**5606 58 Avenue  
Olds, Alberta**

**MLS # A2144106**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, WAsher, Dryer, Microwave, Central Vac & All Attachments, Air Conditioner Unit

Spacious Bi-Level Home Perfect for Young Families Welcome to your dream home in a vibrant, family-friendly neighborhood! This spacious bi-level gem is bursting with potential, inviting you to move in and make it your own. Step into the main floor, where you'll find a sprawling living room perfect for cozy family nights and lively gatherings. The adjoining dining room sets the stage for memorable meals and special occasions. The bright, well-equipped kitchen features matching white appliances and an abundance of storage, including a handy wall pantry for extra storage. Imagine savoring your morning coffee in the sunroom, which offers serene views of the backyard &ndash; your personal retreat. This floor also hosts two inviting bedrooms, including a generous master, and a well-appointed 4-piece bathroom for your comfort. Venture down to the fully finished lower level, where a spacious rec room with a charming gas fireplace awaits, ready to become your family's entertainment hub. New flooring just installed. Two additional bedrooms provide plenty of space for a growing family or visiting guests. A stylish 3-piece bathroom ensures everyone's convenience, while the functional laundry area simplifies your daily chores. Smart under-the-stairs storage keeps everything organized and within reach. Step outside to discover a fully fenced backyard, an ideal playground for kids and pets. The detached 24'x24' double garage offers ample parking and extra storage, catering to all your needs. This home is more than just a place to live; it's a canvas for your family's future, where you'll create lasting memories and enjoy every moment. With its welcoming atmosphere and fantastic location, this bi-level is tailor-made for young families eager to settle into a warm and inviting community.