

# \$489,900 - 4305 55 Avenue, Olds

MLS® #A2236744

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,366 sqft

Residential on 0.20 Acres

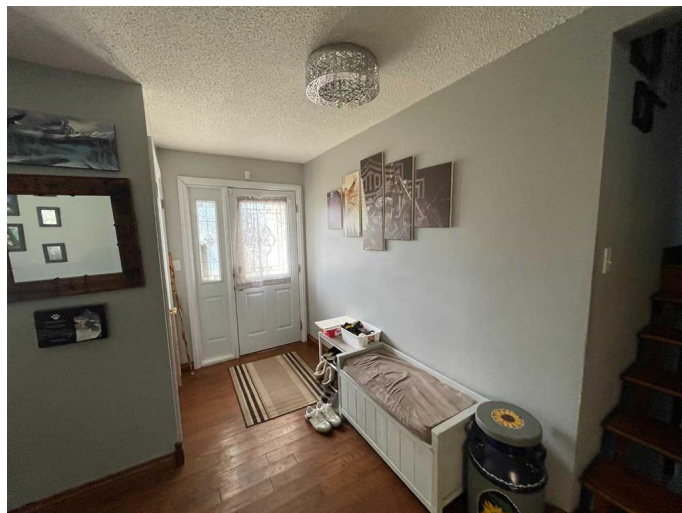
NONE, Olds, Alberta

Wonderful 3 level split home ready for your family! The main floor features a large living room with bay window and a spacious kitchen/dining room with plenty of cabinets, a corner pantry and newer appliances including an all freezer/all fridge combination. The upper level boasts 3 nice sized bedrooms and a full bath. The lower area has a family room, additional bedroom and a 2 piece bath. Enjoy the cool in your home on those hot summer days with the central air conditioning. There is a huge concrete crawl space under the main level perfect for all kinds of storage needs. Outside you will love the huge yard featuring a covered rear patio with beautiful stamped concrete, a paving stone patio with pergola, 2 storage sheds and R.V. parking pad. The oversized double garage (24 X 28) is heated and ready for your vehicles and projects. This home has metal "shingles" so don't worry about having to replace them (insurance rates are apparently better as well). Call your realtor and give this one a look!

Built in 1972

## Essential Information

MLS® #	A2236744
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,366
Acres	0.20
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	4305 55 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1B5

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Jetted Tub, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial, Crawl Space

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Metal
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	R2

## **Listing Details**

Listing Office	Front Porch Realty
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