

# **\$396,300 - 5513 49 Avenue, Olds**

MLS® #A2226431

**\$396,300**

3 Bedroom, 2.00 Bathroom, 1,749 sqft  
Residential on 0.17 Acres

NONE, Olds, Alberta

Plan to be impressed with this charming character home that has been tastefully updated and is sure to please. This 1908 3 bedroom home is reflective of the construction of its day. The kitchen is the heart of the home and this one does not disappoint. The culinary expert(s) of the home will appreciate the layout as well as the numerous cabinets and plenty of counter-space. Entertaining and family time are seamless with the open concept kitchen and living room. Main floor is where you will find one of the three bedrooms, laundry room and a full bathroom. Upstairs you will find two more good sized bedrooms, another full bathroom and some handy built-in closets in the hall. Thru-out the home there are plenty of windows and charm and with the all the updates it would appear character meets modern. You will surely enjoy the outside too with the great front porch, rear yard decks, firepit, BBQ/gazebo and large yard. The double detached garage with work bench, shelving and cabinets is sure to be appreciated. There is a small area set up in the garage for a bit of a get away space for those moments in life. The renos and updates have all been done...it is move in ready and waiting for you. There has been some new luxury vinyl plank and hardwood flooring, paint refresh, kitchen has been redone, new tankless water heater as well as the furnace was replaced within recent years. Conveniently situated near numerous amenities, eateries, the College and shopping



in the vibrant community of Olds.

Built in 1908

### **Essential Information**

MLS® #	A2226431
Price	\$396,300
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,749
Acres	0.17
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5513 49 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1G5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	40
Zoning	R1

## Listing Details

Listing Office	REMAX ACA Realty
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