# \$1,100,000 - 5631 49 Avenue, Olds

MLS® #A2231942

## \$1,100,000

5 Bedroom, 3.00 Bathroom, 1,755 sqft Residential on 2.61 Acres

NONE, Olds, Alberta

Tucked away on a spacious 2.61-acre lot within the Town of Olds, this unique property offers the privacy and freedom of country livingâ€"without giving up town services. With mature trees, a well-laid-out bungalow, and an incredible 2,496 sq.ft. (40' x 60') heated shop with an addition, this property is ideal for families, hobbyists, or anyone needing space for projects or equipment.

The 1,755 sq.ft. bungalow, built in 1992, features 5 bedrooms and 3 full bathrooms, including a spacious primary suite with large closets and a 5-piece ensuite. Numerous recent updatesâ€"including new windows, updated shingles, and brand-new garage doorsâ€"offer peace of mind and curb appeal.

Inside, the main level welcomes you with a sunken living room and a central kitchen outfitted with solid oak cabinetry, a large pantry, Corian countertops, and an appliance garage. A breakfast bar and cozy dining area flow into the family room with built-in shelving and a natural gas fireplace. A 4-piece bathroom, laundry area, and two additional bedrooms complete the main floor.

The fully finished basement was designed for entertaining: a wet bar, games area, family room with wood stove and built-in TV center, two more large bedrooms, and another full bathroom offer plenty of space for gatherings and guests. The home is serviced by a boiler







system with in-floor heat, a forced air furnace and a newer hot water tank.

Step outside to your private 1.06-acre yard, surrounded by trees and fully fenced with a secure gate. The covered front porch and southeast-facing Duradeck rear deck (complete with a hot tub\*) offer plenty of outdoor space to relax. Apple, plum, and lilac trees add a charming touch.

At the back of the property sits a massive 40x60 heated shop, perfectly positioned on a flat, open 1.55-acre section of the lot. Three 12' wide x 14' tall overhead doors provide access, including one extended 48' bay for RV or camper storage. Inside, you'll find a concrete floor with a large sump drain, its own 100-amp service, 220V welder plug, multiple outlets, and a 16'x40' mezzanine. Below the mezzanine, a rear bay with in-floor heat and a smaller overhead door creates the perfect space for a man cave, garden tools, or a project car you'd rather keep dust-free.

This hidden gem offers quiet living with pavement right to the door, tons of parking, security cameras throughout, and the freedom to run a home-based businessâ€"all within town limits and fully connected to municipal water and sewer. It's a rare opportunity to enjoy the space of an acreage and the convenience of town living.

Built in 1992

## **Essential Information**

MLS® # A2231942 Price \$1,100,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,755
Acres 2.61
Year Built 1992

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 5631 49 Avenue

Subdivision NONE City Olds

County Mountain View County

Province Alberta
Postal Code T4H 1G5

## **Amenities**

Utilities Cable Available, Electricity Connected, Natural Gas Connected, High

Speed Internet Available, Phone Connected, Sewer Connected, Water

Connected

Parking Spaces 5

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front,

Heated Garage, Insulated, Quad or More Detached, RV Garage, RV

Gated, Side By Side

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet

Organizers, Double Vanity, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vinyl Windows, Wet Bar, Suspended Ceiling

Appliances Bar Fridge, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Family Room, Gas, Glass Doors, Insert, Living Room, Mantle, Wood

Burning Stove, Factory Built, Raised Hearth, Sealed Combustion, Brass

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Fire Pit, Private Yard, Gray Water System, RV Hookup

Lot Description Back Yard, Brush, Cleared, Few Trees, Front Yard, Garden, Interior Lot,

Irregular Lot, Landscaped, Level, Private, Street Lighting, Flag Lot

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 119
Zoning R5

## **Listing Details**

Listing Office CIR Realty

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