

# \$469,900 - 5206 57 Avenue, Olds

MLS® #A2245978

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.27 Acres

NONE, Olds, Alberta

Welcome to this warm and inviting 1.5-storey home offering 1,263 sq. ft. of well-designed living space in a highly desirable part of town—just a short walk to the Elementary and Middle Schools. The main level features a spacious living room with a cozy wood-burning fireplace, a large dining room with direct access to the back deck, a well-appointed kitchen, a convenient two-piece bathroom, and a main-floor bedroom—ideal for guests or a home office. Upstairs, you'll find a generously sized primary bedroom, a full four-piece bathroom, and a third comfortable bedroom with plenty of natural light. The fully finished basement expands your living space with an oversized recreation room (pool table included!), abundant storage options, and a dedicated utility/laundry room. Outside, enjoy a beautifully landscaped and partially fenced backyard that backs onto a 30-foot walkway/utility right-of-way, providing added privacy and space. The detached garage includes a loft area—perfect for storage or a workshop.

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245978  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,263             |
| Acres          | 0.27              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5206 57 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1J3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                              |
| Appliances        | Central Air Conditioner, Electric Stove, Refrigerator, Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 2                                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                                |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped |
| Roof              | Cedar Shake                                  |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 72               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.