

# \$535,000 - 5503 63 Avenue, Olds

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MLS® #A2228273

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.19 Acres

NONE, Olds, Alberta

Tucked into the sought-after Deer Ridge subdivision, this beautifully updated bungalow offers the perfect blend of comfort, convenience and a great location. Ideally located near schools, parks, walking paths and shopping, the home has seen numerous recent upgrades including new flooring, kitchen, trim and doors. A durable steel roof with a 50-year lifespan adds lasting value. The main floor welcomes you with a bright living room that flows into a stylish wrap-around kitchen with a cozy eating area and direct access to a composite deck overlooking the large, fenced yard. Three spacious bedrooms, including a generous primary suite with a 3 pce ensuite, and a refreshed 4 pce main bathroom provide comfortable living on the main level. Downstairs, the fully developed basement expands your living space with a generous family room, additional bedroom, dedicated office, third bathroom, laundry and abundant storage including a cold room. With an attached garage, RV parking, ample off-street parking, and a detached single garage, this home is as practical as it is inviting. Call today to book your showing!!

Built in 1994

## Essential Information

MLS® #                      A2228273

Price                         \$535,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,236
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5503 63 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1K6

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage, Gas Grill
Lot Description	Back Yard, Landscaped

Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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