

3002 57 Avenue Olds, AB T4H 1C4

Residential

Active

[A2009758](#)



PD:		DOM:	2	LP:	\$1,150,000.00
		OP:		OP:	\$1,150,000.00
Class:	Detached	City:	Olds		
County:	Mountain View County	Subdivision:	NONE		
Type:	House	Ttl Beds:	4		
Levels:	One and One Half	F/H Bth:	3/0		
Year Built:	1978	RMS SQFT:	4,624.00		
LINC#:	0030068259	LP/SF:	\$248.70		
Arch Style:	Acreage with Residence, 1 and Half Storey	Suite:	No		
Possession:	15 Days / Neg				
Lot Dim:		Lot Size:	3.31 Ac		
Front Length:		Lot Depth:	M'		
Legal Pln:	0312401	Blk:	1	Lot:	3
				Condo:	No
Zoning:	UR/R-1	Tax Amt/Yr:	\$5,220.26/2022		
Title to Lnd:	Fee Simple	Loc Imp Amt:			
Disclosures:	No Disclosure	Front Exp:	E		
Restrict:	None Known, Utility Right Of Way				

Recent Change: **11/02/2022 : NEW**

Public Remarks: Location!! 3.31 acres located on 57 avenue in the Town of Olds on the north boundary. This property is not on Town services and has a well and septic tank and field. This built in 1978, 4624 sq. ft., 1 and a half storey home has had one owner and has been very well maintained. On the main floor of this home you will find the kitchen which has a walk in pantry, the dining room with patio door to the large concrete patio and the living room which has a gas fireplace. There is also a family room, an office, the master bedroom which has a 3 piece ensuite/jack and jill bath, 1 more bedroom and the laundry. There is also 3 utility/storage rooms on this level. Off the master bedroom walk out to the 24' x 25 pool room which has beautiful cedar wood working and many windows to make it bright. It also has a 3 piece bathroom with a steam shower, a change room and a boiler room for the pool. On the upper level there are 2 more bedrooms, a den and a 4 piece bath. The attached 25' x 34' garage has 3 doors and is heated. There are 2 accesses to the crawl space and no basement. The roof is tin and with a stucco/brick exterior the maintainence is minimal. The round about drive way is asphalt. This property has beautiful mountain views backing onto open field which won't be developed for a long time. This home is move in ready and is ready for your updating ideas!

Directions:

Rooms & Measurements

Baths:	0	1	1	0	0	Bed Abv:	4	Main:	369.19	Mtr2	3,974.00	SqFt
EnSt Bth:	0	1	0	0	0	Rms Abv:	12	Upper:	60	Mtr2	650	SqFt
								Total AG:	429.58	Mtr2	4,624.00	SqFt

Garage Dim: 25' 0" x 34' 0"

Property Information

Basement:	Crawl Space, See Remarks	Lndry Feat:	Main Level
Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas, See Remarks	Cooling:	None
Construction:	Brick, Concrete, See Remarks, Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room
Foundation:	Poured Concrete, See Remarks	Flooring:	Carpet, Ceramic Tile, Linoleum
Exterior Feat:	Private Yard	Fencing:	None
Roof Type:	Metal	Balcony:	Deck, Patio, See Remarks
Reports:	RMS Supplements, Title		
Parking:	Triple Garage Attached Total: 8		
Features:	Built-in Features, Central Vacuum, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Comm Feature:	Park, Schools Nearby, Playground, Pool, Shopping Nearby		
Lot Features:	Back Yard, No Neighbours Behind, Landscaped, See Remarks, Views		
Goods Include:	shed		
Appliances:	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings		
Other Equip:	Intercom, Central Vacuum/Attachments, Garage Door Opener, Pool Equipment, See Remarks, Sump Pump		
Goods Exclude:	N/A		
Utilities:	Natural Gas Available, See Remarks		

Rural

Water Supply:	Well	Sewer/Septic:	Septic Field, Septic Tank	Total Acres:	3.31
----------------------	------	----------------------	---------------------------	---------------------	------

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Office	Main	12' 5" x 9' 5"	Frn/Util	Main	5' 8" x 6' 5"
Laundry	Main	6' 3" x 11' 0"	Primary Bed	Main	15' 9" x 24' 7"
Bedrm	Main	11' 9" x 13' 7"	Frn/Util	Main	5' 6" x 6' 7"
Frn/Util	Main	4' 6" x 4' 9"	Other	Main	24' 0" x 25' 0"
Other	Main	4' 11" x 7' 11"	Living	Main	16' 4" x 23' 7"
Dining	Main	11' 6" x 16' 5"	Kitchen	Main	11' 6" x 11' 8"
Pantry	Main	5' 2" x 11' 1"	Family	Main	15' 4" x 16' 2"

Bedrm	Upper	11`7" x 12`2"	3.53M x 3.71M
Hobby Room	2nd	9`6" x 12`2"	2.90M x 3.71M
3pc Bathroom	Main		

Bedrm	Upper	11`7" x 12`2"	3.53M x 3.71M
3pc Ensuite bath	Main		
4pc Bathroom	2nd		

Printed Date: 11/04/2022 11:59:29 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).