

# **\$393,500 - 25, 6009 62 Avenue, Olds**

MLS® #A2184790

## **\$393,500**

2 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.09 Acres

NONE, Olds, Alberta

This attractive duplex is an exciting and affordable opportunity to own a home in the vibrant and exclusive '55plus' community of "The Meadows", Condominium Association No. 0010894, in the thriving western Alberta Town of Olds. The 1315 square foot bungalow-duplex on a corner lot with two large bedrooms on the main level and attached two-car garage was built in 2006, and recently refurbished to be "as new" and "move-in ready". This attention to detail includes re-painting, polishing hardwood, and replacing all carpeting and vinyl. The open concept interior with kitchen breakfast counter separating dining room and living room is enhanced by the vaulted ceilings. The large master bedroom is complemented by the large ensuite, and a second full bathroom serves the rest of the home. The full basement is heated by forced air, and has had piping installed for in-floor heat, as does the garage. Extra features include center-vac, gas fireplace, garage work benches and shelving, garage door opener and window coverings. Extra outside features include an in-ground lawn irrigation system, gas BBQ connection and landscape trees. The common property of The Meadows provides an RV Compound and shared storage area and well appointed condo clubhouse for condo community activities, and private events. The Town of Olds boasts all amenities, including recreation and health facilities, entertainment and big city shopping in small town style. The super mountain views



and walking trails are bonus features for an active western living style perpetuated by the The Olds Agricultural college, the vital and surrounding agricultural community, and the weekly auction and agricultural shows.

Built in 2006

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2184790               |
| Price          | \$393,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,316                  |
| Acres          | 0.09                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 25, 6009 62 Avenue   |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1W8              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, See Remarks, Sump Pump(s), Vaulted Ceiling(s), |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Laminate Counters, Recreation Facilities |
| Appliances      | Dishwasher, Refrigerator, Electric Range |
| Heating         | Forced Air, Natural Gas, See Remarks     |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1  |
| Fireplaces      | Gas                                      |
| Has Basement    | Yes                                      |
| Basement        | Full, Partially Finished                 |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance      |
| Lot Description   | Landscaped, See Remarks, Front Yard |
| Roof              | Asphalt                             |
| Construction      | Vinyl Siding                        |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 30th, 2024 |
| Days on Market | 136                 |
| Zoning         | Res                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail 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.