

# \$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 living—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 updates—including new windows, updated shingles, and brand-new garage doors—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 youâ€™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. Itâ€™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, High Speed Internet Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected    |
| Parking Spaces | 5                                                                                                                                                  |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Garage Door Opener, Insulated, Quad or More Detached, RV Garage, RV Gated, Side By Side |
| # of Garages   | 2                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry, Storage, Breakfast Bar, Closet Organizers, Central Vacuum, Vinyl Windows, Jetted Tub, Natural Woodwork, Recessed Lighting, Skylight(s), Sump Pump(s), Suspended Ceiling, Wet Bar |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Bar Fridge                                                                                                                                                                                                          |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Insert, Family Room, Factory Built, Glass Doors, Living Room, Mantle, Raised Hearth, Sealed Combustion, Brass, Wood Burning Stove                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Fire Pit, Gray Water System, RV Hookup  
Lot Description        Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Level, Street  
                                 Lighting, Brush, Cleared, Flag Lot, Few Trees, Interior Lot, Private  
Roof                        Asphalt Shingle  
Construction           Stucco, Wood Frame, Manufactured Floor Joist  
Foundation             Poured Concrete

**Additional Information**

Date Listed              June 18th, 2025  
Days on Market        96  
Zoning                    R5

**Listing Details**

Listing Office            CIR Realty

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