

# **\$399,900 - 4422 Shannon Drive, Olds**

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MLS® #A2096398

**\$399,900**

3 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.17 Acres

NONE, Olds, Alberta

WELCOME HOME!!! Bring your family home for Christmas! You will love this fully renovated 2 & 1 bedroom bi-level, conveniently located in the Town of Olds, close to schools, hospital and shopping! Main floor boasts an open concept living/kitchen with dining, as well as 4pc bath, 2 generous sized bedrooms. New paint and flooring throughout, with easy access into the large rear yard. Upper deck with pergola overlooks the lower deck, fully fenced yard, detached oversized double garage, fenced dog run on cement pad, children's playhouse and insulated dog house. Basement has been taken apart to the studs, and has new drywall and insulation (R22-24) through out, also with new paint and flooring. You will love the 3rd bedroom containing its own ensuite (deep soaker tub) and huge walk-in closet. This is perfect to rent out or keep as your primary bedroom. Laundry room is so well set up that you will want to do laundry just to enjoy. Utility closet is just off the laundry room and will surprise you with the new furnace and new hot water tank. Recent upgrades include many items including new garage shingles, updated face lift to exterior of house, lighting, updated switches and plugs, updated bathroom vanities, accessories and taps, trim, tiles etc. With 5 included appliances and new range hood, this is a must see home that will not last, book your showing today!

Built in 1975



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2096398    |
| Price          | \$399,900   |
| Sold Price     | \$385,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 826         |
| Acres          | 0.17        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4422 Shannon Drive   |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 0G2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run                                                                                     |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Rectangular Lot |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Cedar, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 4th, 2023 |
| Date Sold      | February 7th, 2024 |
| Days on Market | 65                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA REALTY |
|----------------|-------------------|



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