

\$649,900 - 45 Winter Drive, Olds

MLS® #A2168897

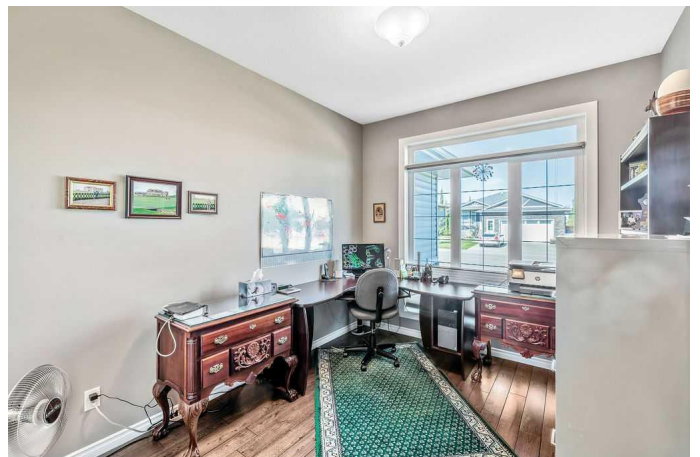
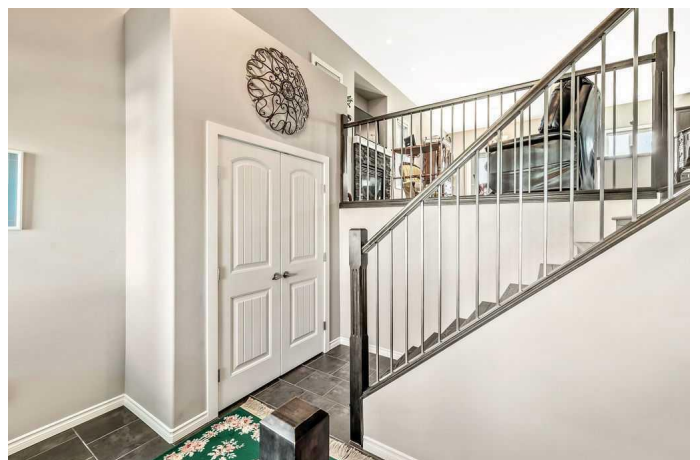
\$649,900

5 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 0.15 Acres

NONE, Olds, Alberta

Beautiful luxury Bi-Level located in the newest subdivision "The Highlands" in the growing community of Olds. This home is completely finished ready to just move in and enjoy. As you walk into the entrance, it leads you to the bright 1st bedroom currently used as an office.

Walk up the beautiful dark oak hardwood floor stairs to the main level featuring an open concept kitchen/livingroom with maple cupboards with a contrasting large island, corner pantry and dining room with french doors that lead you onto the maintenance free south facing deck. Roll out the remote operated awning to enjoy the shade during the hot summer days. Main floor floor also features a spacious Primary Bedroom with grand 3 piece bathroom, walk-in closet, additional 3rd bedroom and 4 piece bathroom, main floor laundry/mudroom that leads into the double attached garage. Cozy up to the fireplace in the livingroom while watching your favorite TV program during the cold winter months. The Basement is fully developed with 2 more additional large bedrooms, 4 piece bath and a spacious and cozy family room with a fireplace. The in-floor heat in the basement is a great addition to this home for warmth and comfort. Brand New Hot Water on Demand system and In-Floor Heat Boiler Glycol System installed February 14, 2025. This property is beautifully landscaped with an irrigation system to keep your yard looking pristine, ornamental chestnut tree, ornamental crabapple tree and other bushes to beautify



this property. If you are looking for a property with Green Renewable Energy, look no further as there are newly installed solar panels which will provide the new buyer with reduced electricity bills through Renewable Energy Credits. Too Many things to list, come see it to believe it!!

Built in 2013

Essential Information

MLS® #	A2168897
Price	\$649,900
Sold Price	\$635,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	45 Winter Drive
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Vinyl
-------------------	---

	Windows, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Fireplace(s), High Efficiency, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2024
Date Sold	March 13th, 2025
Days on Market	166
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.