

# \$1,149,000 - 5631 49 Avenue, Olds

MLS® #A2231942

**\$1,149,000**

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	\$1,149,000
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	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, High Speed Internet Available, Phone Connected
Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Side By Side, Quad or More Detached, RV Garage, RV Gated
# of Garages	2

### Interior

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

**Exterior**

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

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	58
Zoning	R5

**Listing Details**

Listing Office	CIR Realty
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