

# \$440,000 - 5217 Shannon Drive, Olds

MLS® #A2253396

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.14 Acres

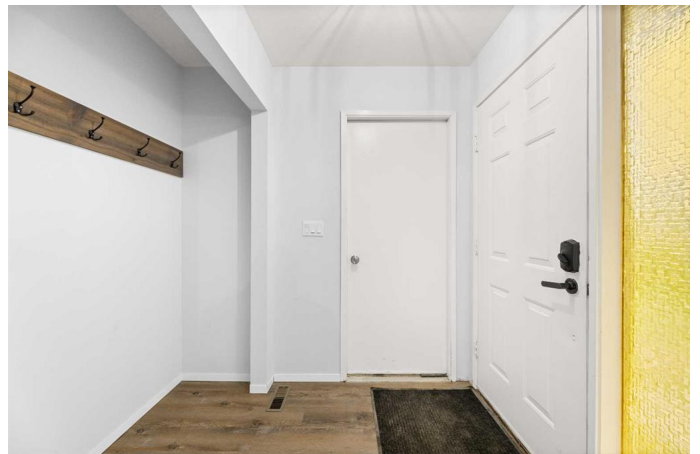
NONE, Olds, Alberta

Welcome to this spacious family-sized bungalow on Shannon Drive in Olds – the perfect mix of comfort, updates, and location. With over 1,200 sq ft of living space, this home sits on a great lot just steps away from one of the community’s best playgrounds and parks.

The main floor features three bedrooms and two full bathrooms, including a large primary suite with its own 3-piece ensuite. Recent updates within the past two years give the home a fresh, modern feel – brand new vinyl plank flooring throughout the upstairs, fresh paint throughout the entire home and garage, updated lighting, and a refreshed kitchen with painted cabinetry, new backsplash and countertops, plus a custom built island. The bright living room is anchored by a cozy wood-burning fireplace, perfect for family nights.

Downstairs, you’ll find a spacious and versatile basement with another wood-burning fireplace, a large living area, a large bedroom, a full 4-piece bathroom, and a generous utility/laundry space.

Outside, the curb appeal shines with metal siding, brick accents, a double attached garage (with workbench and gas hookup for a heater), and a large driveway. The yard has been lovingly maintained with new sod in the backyard, an apple tree, and a mature spruce



tree in front. Alley access and a rear parking pad add even more convenience. Shingles were replaced in 2015 for peace of mind.

This is a move-in ready home with modern updates, great space for family living, and an ideal location. Book your showing today!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253396    |
| Price          | \$440,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,270       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5217 Shannon Drive   |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1B2              |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 6                                                         |
| Parking        | Double Garage Attached, Driveway, Off Street, Parking Pad |
| # of Garages   | 2                                                         |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s) |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Fireplace(s), Forced Air                                                         |
| Cooling         | None                                                                             |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 2                                                                                |
| Fireplaces      | Wood Burning                                                                     |
| Has Basement    | Yes                                                                              |
| Basement        | Finished, Full                                                                   |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Brick, Metal Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 49                  |
| Zoning         | R1                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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