

# \$375,000 - 5309 43 Street, Olds

MLS® #A2255517

## \$375,000

4 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.17 Acres

NONE, Olds, Alberta

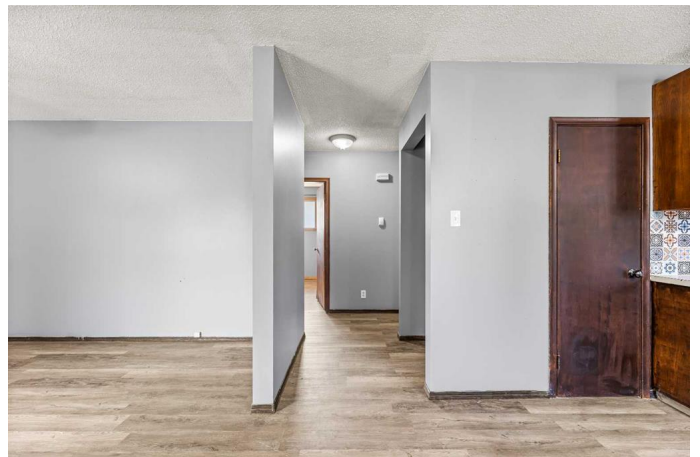
Welcome to this well-loved family home on 43rd Street in Olds, owned and cared for by the same family since the 70's. Thoughtfully maintained and updated, this property combines charm, functionality, and space for the whole family.

Inside, you'll find plenty of built-in cupboards and storage throughout, updated flooring, and newer windows in key areas. The main floor offers three bedrooms and a beautifully updated four-piece bathroom. The bright kitchen and living spaces are filled with warmth and practicality, reflecting the care this home has received over the years.

The basement provides even more living space with a large family room, a versatile flex area, an additional bedroom, and an updated three-piece bathroom. A very spacious laundry room and cold storage ensure that you'll never run short on organization or functionality.

Peace of mind comes with many recent updates: the furnace (2018) and hot water tank (2020) have been serviced and well cared for, attic insulation was added in 2015, and the home is topped with lifetime cement shingles.

Outside, the oversized backyard is perfect for families, complete with a large shed and playset. An oversized, insulated, and heated two-car garage with a full workbench offers the



ultimate workspace. Garage shingles were redone in 2021, and the back alley access includes a parking pad for even more parking options.

Conveniently located near parks and grocery stores, this home is move-in ready and waiting for its next chapter.

Built in 1963

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255517    |
| Price          | \$375,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,093       |
| Acres          | 0.17        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5309 43 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1B6              |

**Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                       |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad |
| # of Garages   | 2                                                                                                       |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Storage, Sump Pump(s)                                                               |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Partially Finished                                                                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Rain Gutters, Rain Barrel/Cistern(s)             |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Concrete                                         |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 10                   |
| Zoning         | R1                   |

## Listing Details

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

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