

\$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

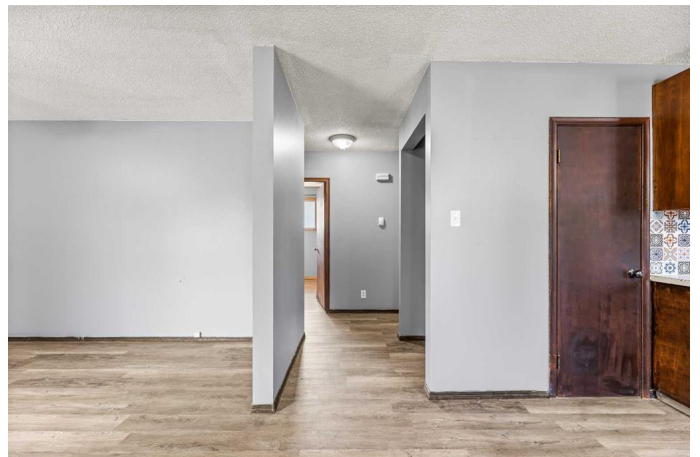
Welcome to this well-loved family home on 43rd Street in Olds, owned and cared for by the same family since the 70's. Thoughtfully maintained and updated, this property combines charm, functionality, and space for the whole family.

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	8
Zoning	R1

Listing Details

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

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.