

# \$697,000 - 4 Williams Avenue, Olds

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MLS® #A2205966

## \$697,000

4 Bedroom, 4.00 Bathroom, 1,795 sqft

Residential on 0.13 Acres

NONE, Olds, Alberta

Nestled at 4 Williams Avenue, this brand-new home offers an ideal balance of comfort and convenience in the town of Olds. This thoughtfully designed residence offers 4 spacious bedrooms, 4 bathrooms, and expansive living areas that bathe in natural light, creating the perfect environment for both relaxation and vibrant living. On the main floor, you'll be greeted by an open kitchen featuring a central island, ideal for both casual meals and entertaining. The adjoining dining room, with its large western-facing patio door that enters onto a covered deck with gas barbecue hook up. The open concept living room offers a welcoming atmosphere, perfect for unwinding or hosting guests. Conveniently located on this level, you'll find a 2-piece bathroom, boot room, and access to the double garage equipped with in-floor heating and prepped for an EV charger. Upstairs, the primary bedroom is a true retreat, boasting a generous walk-in closet and a 4-piece ensuite. Two additional bedrooms are thoughtfully designed, connected to a second 4-piece bathroom. The upper level also features a well-positioned laundry room for added convenience. The fully finished basement features ICF walls and in-floor heating, making it as comfortable as it is versatile. Here, you'll find a cozy living room, an additional bedroom, another 4-piece bathroom. Throughout the home, you'll notice durable vinyl plank flooring and sleek quartz countertops, both stylish and easy to maintain. The horizon mountain view



adding an enchanting natural backdrop to your everyday life. Built with sustainability in mind, this home is designed for future solar energy installation, ensuring energy efficiency for years to come. Whether you're looking for a retreat or a place to settle and grow, this property is a great opportunity to enjoy living comfortably in a welcoming community. Opportunities like this donâ€™t last longâ€”schedule a viewing today and take the first step toward making this house your home!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205966    |
| Price          | \$697,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,795       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4 Williams Avenue    |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 0H1              |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, |

|              |                                   |
|--------------|-----------------------------------|
|              | Garage Faces Front, Heated Garage |
| # of Garages | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Recessed Lighting, Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplaces        | Gas, Living Room, See Remarks   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                                |
| Lot Description   | Back Yard, Lawn, Rectangular Lot, Views     |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 44               |
| Zoning         | R1               |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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