

\$414,900 - 24, 6009 62 Avenue, Olds

MLS® #A2226029

\$414,900

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.12 Acres

NONE, Olds, Alberta

Â½ Duplex CONDO WITH A BEAUTIFUL VIEW! Unobstructed Southwest View looking out into the field and MOUNTAINS with a green space on the east side too! This END UNIT is one of the most desirable locations in the adult 55+ community of "The Meadows". The floor plan features a spacious open concept w/vaulted ceilings, corner gas fireplace, 2 piece bath, and a main floor laundry and sink w/entrance to the DOUBLE attached garage. The living room WITH THIS FANTASTIC VIEW faces south with a door to the covered rear deck. The updated kitchen/eating area is open, large and has loads of wonderful countertop/cupboard/storage space. The kitchen boasts double sinks, quartz countertops, and a raised eating bar. The large PRIMARY bedroom has a window seat, large walk-in closet and 3 piece ensuite with a stand alone shower. The nice sized second bedroom on the main floor is currently being used as an office with the convenience of a 20 amp circuit for computer/printer. The basement is fully developed with a cozy family room with storage closet and surround sound roughed in, two other large bedrooms, 4 piece bath and loads of storage! Underfloor heating is in the basement as well. The home has LEVEL ENTRY from the front door and as well as the garage. Many upgrades in the last five years include newer appliances, window blinds, and double hot water tanks in 2022, and water softener in 2020 to name a few. Arguably one



of the nicest lots, with a south facing covered deck and backyard, very well kept, and in a great neighborhood. Condo Fees include use of the clubhouse, snow removal, lawn care, exterior building insurance and RV Parking if available. For those looking for a virtually maintenance free property, then this is the place for you!

Built in 2001

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2226029 |
| Price | \$414,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,306 |
| Acres | 0.12 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 24, 6009 62 Avenue |
| Subdivision | NONE |
| City | Olds |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T4H 1W8 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, RV/Boat Storage |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, |

| | |
|--------------|-------------------|
| | RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile, Oak |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Close to Clubhouse, Front Yard, Landscaped, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 6 |
| Zoning | DC1 |

Listing Details

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