

# \$687,000 - 4 Williams Avenue, Olds

MLS® #A2234108

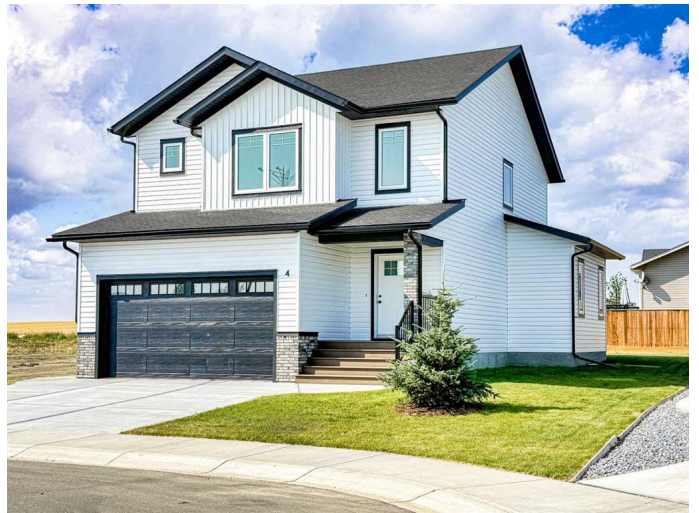
**\$687,000**

4 Bedroom, 4.00 Bathroom, 1,795 sqft

Residential on 0.13 Acres

NONE, Olds, Alberta

Modern Comfort Meets Thoughtful Design. Welcome to 4 Williams Avenue—a beautifully crafted, brand-new home that seamlessly blends comfort, style, and convenience in the heart of Olds. Designed with both functionality and elegance in mind, this residence features 4 spacious bedrooms, 4 bathrooms, and sun-filled living spaces. The main floor showcases a bright open-concept layout, centered around a contemporary kitchen with a large island—perfect for casual dining or entertaining. The adjacent dining area leads through a west-facing patio door to a covered deck complete with a gas BBQ hookup, ideal for enjoying evening sunsets. The living room offers a warm and welcoming space, perfect for hosting guests or unwinding after a long day. This level also includes a stylish 2-piece powder room, a practical boot room, and access to the double attached garage, equipped with in-floor heating and pre-wired for an EV charger. Upstairs, the spacious primary suite offers a private retreat, featuring a generous walk-in closet and a sleek 4-piece ensuite. Two additional bedrooms share another well-appointed 4-piece bathroom, while a conveniently located laundry room completes the upper level. The fully finished basement provides even more living space, built with energy-efficient ICF walls and in-floor heating for year-round comfort. This level includes a cozy family room, a fourth bedroom, and an additional 4-piece bathroom—ideal for guests or extended family. High-end finishes



throughout the home include durable vinyl plank flooring and elegant quartz countertops, combining low maintenance with modern style. Take in scenic horizon mountain views that add a stunning natural backdrop to your daily life. Built with sustainability in mind, this home is solar-ready—future-proofed for energy-efficient living. Whether you’re looking for your forever home or a welcoming retreat, this property offers the perfect opportunity to live comfortably in a thriving, family-friendly community, close to schools. Don’t miss your chance—book your showing today and discover all that this property has to offer!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234108    |
| Price          | \$687,000   |
| 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        | Double Garage Attached, Garage Door Opener, Heated Garage, Concrete Driveway, Garage Faces Front |
| # of Garages   | 2                                                                                                |

## Interior

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 135             |
| Zoning         | R1              |

## Listing Details

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

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