

# \$237,000 - 3103 Olson Street, Donalda

MLS® #A2221651

**\$237,000**

2 Bedroom, 1.00 Bathroom, 1,237 sqft

Residential on 0.32 Acres

NONE, Donalda, Alberta

Situated on a spacious double lot, this unique property offers a rare combination of charm, functionality, and room to grow. The expansive yard is a gardener's dream, complete with mature apple trees, a dedicated fenced garden area to keep critters out, and ample space for outdoor living. RV parking and a pull through driveway adds even more versatility. Completing the exterior space is an impressive detached double garage (28x19) with an attached single garage (20x12) – ideal for vehicles, storage, or workshop needs. Step inside this well-loved character home and enjoy the elegant 9-foot ceilings, crown moldings, and generous natural light throughout the main living space with patio doors leading out to an east facing deck. The nicely updated kitchen blends modern amenities with timeless style featuring a pantry and flows seamlessly into a separate dining area and bright 3-season sunroom. Two similarly sized bedrooms provide cozy comfort, with one featuring a large, bright walk-in closet. The spacious 4-piece bathroom includes a brand-new tub surround for added convenience and built-in storage. Downstairs includes a finished laundry room with a shared  $\frac{1}{2}$  bath and plumbing in place to add in a shower/tub combo or you could rework the layout entirely. The unfinished basement is a blank canvas offering endless potential to expand and personalize to suit your needs. Recent updates bring peace of mind, including a new hot water tank in 2022 plus new



shingles, furnace, stove, dishwasher, and washing machine in 2023. This home is full of character, functionality, and future promiseâ€”perfect for those looking for space, style, and the freedom to make it their own while enjoying that small town feeling.

Built in 1941

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221651    |
| Price          | \$237,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,237       |
| Acres          | 0.32        |
| Year Built     | 1941        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3103 Olson Street         |
| Subdivision | NONE                      |
| City        | Donalda                   |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0B 1H0                   |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 8                                                                 |
| Parking        | Double Garage Detached, RV Access/Parking, Single Garage Detached |
| # of Garages   | 3                                                                 |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Pantry, Walk-In Closet(s), Chandelier, Crown Molding, Sump Pump(s) |
|-------------------|---------------------------------------------------------------------------------------------------|

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating      | Forced Air                                                        |
| Cooling      | None                                                              |
| Has Basement | Yes                                                               |
| Basement     | Full, Partially Finished                                          |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                               |
| Lot Description   | Back Lane, Corner Lot, Garden, Lawn, Fruit Trees/Shrub(s), Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding                                                                         |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 93             |
| Zoning         | R2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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