

# \$444,000 - 4609 47 Avenue, Olds

MLS® #A2179660

**\$444,000**

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.21 Acres

NONE, Olds, Alberta

Built in 1934, this charming 1,132 sqft home is nestled on a generous residential lot, complemented by an additional lot next door that opens up exciting development possibilities, with both lots zoned R-2. Whether you envision that dream workshop you've always wanted or prefer to maintain a spacious yard for the kids and pets to enjoy, the options are limitless!

Featuring 3 bedrooms and 2 bathrooms, this home provides ample space for the whole family. You can acquire it on its own or consider purchasing it alongside a neighboring property at 4601 for a promising investment.

Located just steps away from Olds College, this property is a fantastic opportunity for both first-time homebuyers and savvy investors alike. Don't let this chance slip away! Buy this on its own or buy with 4601 and look to the future. This home currently houses long-term, reliable tenants.

Built in 1934

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2179660  |
| Price      | \$444,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,132       |
| Acres          | 0.21        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4609 47 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1C7               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                                     |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 151                 |

Zoning

R2

## **Listing Details**

Listing Office

Royal LePage Wildrose Real Estate -Olds

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