

# \$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	137

Zoning

R2

## **Listing Details**

Listing Office

Royal LePage Wildrose Real Estate -Olds

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