

# \$444,000 - 4601 47 Avenue, Olds

MLS® #A2179665

**\$444,000**

4 Bedroom, 2.00 Bathroom, 1,647 sqft

Residential on 0.31 Acres

NONE, Olds, Alberta

Attention Investors! An older home situated on two large residential lots is now available, zoned R-2, complete with long-term, reliable tenants already in place. This spacious residence offers over 1,600 square feet of living space, featuring 4 bedrooms and 2 full bathrooms—perfect for families. The location is fantastic, just meters from Olds College and within walking distance to the amenities that Olds has to offer. Additionally, there is an opportunity to purchase the adjacent property at 4609, which includes an extra-large lot. Consider buying both properties for future planning, or you can opt to purchase just this one. Don't miss out on this great investment opportunity!

Built in 1908

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179665    |
| Price          | \$444,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,647       |
| Acres          | 0.31        |
| Year Built     | 1908        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4601 47 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1C7               |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

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

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| 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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