$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 bathroomsâ€”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. Donâ€™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	164
Zoning	R2

Listing Details

Listing Office	Royal LePage Wildrose Real Estate -Olds

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