

# \$355,000 - 4609 47 Avenue, Olds

MLS® #A2264588

## \$355,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.47 Acres

NONE, Olds, Alberta

This charming 1,132 sqft home, built in 1934, sits on a spacious lot zoned R-2. Featuring 3 bedrooms and 2 bathrooms, this home provides plenty of room for the whole family. Located just steps from Olds College, this property is perfect for first-time homebuyers or savvy investors. Currently occupied by reliable long-term tenants, itâ€™s packed with potential!

Built in 1934

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264588    |
| Price          | \$355,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,132       |
| Acres          | 0.47        |
| 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 | T4H 1C7              |

### **Amenities**

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

### **Interior**

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

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-2                |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate |
|----------------|-----------------------------------|

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