

# \$339,000 - 4601 47 Avenue, Olds

MLS® #A2220479

**\$339,000**

4 Bedroom, 2.00 Bathroom, 1,646 sqft

Residential on 0.03 Acres

NONE, Olds, Alberta

**Investor Alert! Prime Opportunity Near Olds College**

This charming older home, situated on an expansive R-2 zoned residential lot, presents an excellent first time buyer home or an investment opportunity. Boasting over 1,600 sq ft of living space, the residence includes 4 bedrooms and 2 full bathrooms, making it ideal for families or rental potential.

Long-term, reliable tenants are already in place, providing immediate income for savvy investors. Located just steps from Old's College and within easy walking distance to all the amenities the town of Old's has to offer, this property is perfectly positioned for convenience and future growth. Even better, the adjacent property at 4609â€™ featuring an extra-large lotâ€™ is also available for purchase. Buy one or both and unlock the potential for future development or increased rental revenue.

Don't miss this rare opportunity to invest in a thriving area with excellent potential!

Built in 1908

## Essential Information

MLS® # A2220479

Price \$339,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,646
Acres	0.03
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	T4H 1C7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
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	May 13th, 2025
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Days on Market	23
Zoning	R-2

## **Listing Details**

Listing Office	Royal LePage Wildrose Real Estate -Olds
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