

\$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 |
|-------------|----------------|

| | |
|----------------|-----|
| Days on Market | 54 |
| Zoning | R-2 |

Listing Details

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

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