

# \$535,000 - 4609 52 Street, Olds

MLS® #A2263468

## \$535,000

6 Bedroom, 4.00 Bathroom, 1,312 sqft  
Residential on 0.23 Acres

NONE, Olds, Alberta

**\*Rare Opportunity Across from Olds College!\*\***

Discover this unique and beautifully updated home, perfectly located right across the street from Olds College. Sitting proudly on a massive corner lot with three open sides – this property offers space, comfort, and incredible potential. Featuring a LEGAL SUITE, the home boasts 6 spacious bedrooms and 4 full bathrooms, making it ideal for large families, multi-generational living. The FULLY RENOVATED interior shines with fresh paint, modern finishes, and a mix of new and newer appliances. A highlight of this property is the huge heated garage – room for up to four vehicles and extra space for projects or storage. Enjoy sunny afternoons or family gatherings in the expansive lawn area or on the inviting back deck. Homes like this rarely come up in such a prime location.



Built in 1963

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263468  |
| Price          | \$535,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,312     |
| Acres          | 0.23      |
| Year Built     | 1963      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4609 52 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1E8               |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 8                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer             |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full, Exterior Entry, Suite                                                |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Barbecue |
| Lot Description   | Few Trees, Front Yard, Lawn              |
| Roof              | Metal                                    |
| Construction      | Asphalt                                  |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 1                  |
| Zoning         | R2                 |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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