



**GRASSROOTS**  
REALTY GROUP

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4406 46 Avenue  
Olds, Alberta

MLS # A2258578



**\$465,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

This 5-bedroom, 3-bathroom bungalow is situated on a massive 50x180 ft lot conveniently located in Olds. Offering over 2,000 sq. ft. of developed living space, the home has been recently updated with new modern paint, flooring, appliances, cabinets, lighting, and a new front deck. Home boasts an open floor plan with the kitchen adjacent to the large living room for entertaining. The property provides alley access and ample room to build a large garage, with additional space for parking. Currently leased and producing a very healthy rental income, this home presents an excellent investment opportunity. Nicely located close to shopping, amenities, and Olds College.