



GRASSROOTS
REALTY GROUP

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4829 48 Street
Olds, Alberta

MLS # A2258914



\$495,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,602 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this stunning, newly constructed half duplex in Olds, Alberta, offering modern living with exceptional rental potential. The main floor features a spacious living room that seamlessly flows into a contemporary kitchen equipped with brand-new appliances and ample cabinetry. Adjacent to the kitchen is a dining area, perfect for family meals or entertaining guests. A convenient 2-piece powder room completes this level, ensuring comfort and functionality. From the dining area, step out onto a private backyard deck, ideal for outdoor relaxation and gatherings. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space and natural light. The master suite boasts an 4 piece ensuite bathroom, providing a private retreat. An additional 4-piece bathroom serves the other two bedrooms, and a dedicated laundry area adds to the home's convenience. The lower level houses a legal basement suite with its own separate side entrance, ensuring privacy for tenants. This legal suite includes two spacious bedrooms, a large kitchen area, with dishwasher, stove, fridge, a 4-piece bathroom, and laundry in the hall with stacking washer and dryer. A storage room offers additional space for belongings. Whether you're seeking a mortgage helper or an investment property, this legal suite provides excellent rental income potential. Located near Olds College, this property is ideally situated for a rental property. With its modern design, legal suite, and prime location, this home offers both comfort and investment value.