



GRASSROOTS
REALTY GROUP

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**4609 52 Street
Olds, Alberta**

MLS # A2263468



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	1963 (62 yrs old)
Beds:	6	Baths:	4
Garage:	Quad or More Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Asphalt	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: All appliances in 2 quantities - one for main floor and one for basement

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.