

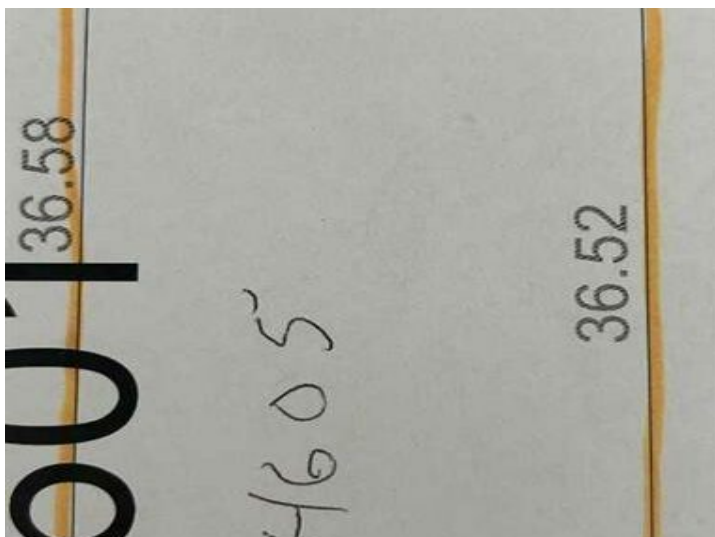


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4605 47 Avenue  
Olds, Alberta

MLS # A2264573



**\$135,000**

Division: NONE

Lot Size: 0.03 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-2

Water: -

Sewer: -

Utilities: -

Excellent opportunity to create your investment property! This spacious R2 residential lot is ready for development and ideally located just minutes from Olds College, making it perfect for students, staff, or rental potential. Nestled in a quiet, established neighborhood, the lot offers convenient access to schools, shopping, and all the amenities the town of Olds provides. Key features include suitability for a duplex or investment build, a peaceful residential setting, and full town services available. Don't miss this chance to own land in a growing community—whether you're a builder or investor, it's an opportunity worth exploring!