



GRASSROOTS
REALTY GROUP

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4609 47 Avenue
Olds, Alberta

MLS # A2264588



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1934 (91 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.47 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming 1,132 sqft home, built in 1934, sits on a spacious lot zoned R-2. Featuring 3 bedrooms and 2 bathrooms, this home provides plenty of room for the whole family. Located just steps from Olds College, this property is perfect for first-time homebuyers or savvy investors. Currently occupied by reliable long-term tenants, it's packed with potential!