



GRASSROOTS
REALTY GROUP

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4623 44 Street
Olds, Alberta

MLS # A2264677



\$324,700

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	708 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: Garden Shed

Spacious Bi-Level Duplex on a Corner Lot with Mature Trees & Incredible Outdoor Space! Welcome to this well-maintained bi-level duplex offering over 1300 sqft of developed living space, ideally situated on a large corner lot with mature trees and plenty of curb appeal. This home is perfect for families, investors, or anyone looking to enjoy both indoor comfort and outdoor living. Inside, you'll find an open-concept floor plan featuring gleaming hardwood flooring, large windows that fill the space with natural light, and a stylish kitchen complete with maple cabinets and a corner pantry. The home offers 3 spacious bedrooms and 1.5 bathrooms, providing flexibility for growing families, home offices, or guest rooms. The layout is both functional and inviting, with a seamless flow between living, dining, and kitchen spaces. Step outside and enjoy one of the standout features of this property: the oversized covered deck—perfect for entertaining, BBQs, or simply relaxing in your expansive backyard. The concrete driveway adds convenience and durability, with plenty of room for parking. Don't miss your chance to own this solid, stylish, and spacious home in a great location!