



GRASSROOTS
REALTY GROUP

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4806 49 Street
Olds, Alberta

MLS # A2275479



\$287,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,436 sq.ft.	Age:	1945 (80 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt, Metal

Basement: Crawl Space

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Piling(s), Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RTD

Utilities: -

Inclusions: Storage Shed 20'x11'.

Welcome to this 1½-storey home offering 1,436 sq ft of living space with 3 bedrooms and 2 bathrooms. Located in a mature, established neighborhood close to schools, amenities, and the Uptown Olds core, this property is well suited for first-time buyers, families, or investors. The home features a functional and flexible layout, with key mechanical updates including a newer furnace and hot water tank. The spacious backyard includes a shed on skids with an overhead door, providing convenient storage or workshop space. With its central location and classic character, this property offers a solid opportunity to own in Olds. Book your showing today to see the potential this home has to offer.