



**4314 54 Avenue**  
**Olds, Alberta**

**MLS # A2285037**



**\$295,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Carport, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Opportunities like this are getting harder to find. A detached home under \$300,000 in Olds is one thing, but finding one that has actually been maintained, cleaned up, and had the expensive items already taken care of is another. Owned by the same family for over 20 years, this property shows clear pride of ownership throughout. Major exterior components have already been addressed, including newer soffits, eavestroughs, exterior doors, and extensive fencing, along with the majority of the windows upgraded to vinyl. In a price range where many properties come with deferred maintenance and hidden costs, this one stands out immediately. Sitting on a 7,500+ square foot west-facing lot, the potential outside is just as strong as inside. There is more than enough room to build a full 24x24 garage, or even explore a larger shop-style setup, while still maintaining a functional yard. The mature trees, new fencing, and rear access create a layout that works whether you are thinking long term for personal use or looking to add value over time. Inside, the main floor offers just under 1,000 square feet with three bedrooms, 4-Piece bathroom, updated flooring, fresh paint, and a clean, functional layout that is completely livable as-is. Downstairs is where the real upside comes into play. With a separate entrance and a partially finished basement already framed, drywalled, and complete with a full bathroom, the heavy lifting has been started. For buyers looking at rental potential, this layout makes it very feasible to create additional living space and increase overall income, subject to municipal approvals. In a town like Olds where rental demand remains strong, the ability to generate income from both levels at this price point is a rare find. Whether you are looking to live in it and offset your mortgage, hold it as a long-term investment, or continue improving it to maximize resale, this property

offers multiple paths to create value. Clean, maintained homes with this kind of flexibility and upside do not come up often in this price range. Opportunities like this don't sit long. Contact directly to book your private viewing.