



6, 4630 46 Avenue  
Olds, Alberta

MLS # A2296054



**\$260,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** French Door

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 250

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Storage Closet in Basement

This charming townhouse, ideally located directly across from Olds College, offers two bedrooms and one and a half bathrooms, making it a fantastic opportunity for first-time buyers, investors, or students. The main floor features a bright, open-concept layout featuring a large kitchen, dining area, and living room with french doors to the back deck. A convenient two-piece bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom with ample closet space, a generously sized second bedroom, and a full four-piece bathroom. Outdoor spaces are equally appealing, with a newly fenced front yard and new deck, as well as an additional north-facing back deck. The undeveloped basement offers excellent potential for future development and currently houses the laundry, mechanical, and additional storage space. Situated in the heart of Olds, this well-located unit is close to amenities and campus life, making it a smart and versatile investment.