



**4625 47 Avenue
Olds, Alberta**

MLS # A2296849



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	881 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, freezer, all window coverings, shed, garden boxes are negotiable

Here is your awesome opportunity to enter the market or expand your investment portfolio! Ideally located within walking distance to Olds College and set in a desirable, well-established neighbourhood, this beautifully upgraded home offers both comfort and long-term value. Extensively improved over the past three years, the home features a bright and welcoming interior filled with natural light from large south-facing windows. The main floor showcases refinished hardwood flooring and an expanded, refreshed kitchen complete with a new stove and dishwasher—perfect for both everyday living and entertaining. The bathroom has been tastefully updated with new flooring and a modern vanity, while updated lighting fixtures throughout most of the home add a fresh, contemporary feel. The spacious primary bedroom includes a generously sized closet for added convenience. Enjoy the inviting enclosed three-season front porch, complete with a cozy den area—an ideal space to relax and unwind. Outside, the PVC privacy fencing enhances both function and curb appeal. The basement offers abundant storage and includes a laundry area with sink, adding to the home's practicality. With recent shingles (2024), new attic insulation, and thoughtful upgrades throughout, this sun-soaked property is move-in ready and a smart choice for homeowners and investors alike.