



22, 5800 46 Street  
Olds, Alberta

MLS # A2302800



**\$175,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** Shed

Welcome to this bright and well-maintained 3-bedroom mobile home offering over 1,190 sq ft of comfortable living space in the community of Olds. With a functional layout, great natural light, and thoughtful separation between living areas, this home is ideal for a variety of buyers. Step inside to a spacious and sun-filled living room, where large windows bring in an abundance of natural light, creating a warm and inviting atmosphere. The open-concept design flows seamlessly into the kitchen and dining area, making everyday living and entertaining effortless. The kitchen is both practical and spacious, featuring a central island, corner pantry, and plenty of cabinet and counter space to keep everything organized and within reach. Whether you're preparing meals or gathering with family, this space is designed to accommodate it all. The primary bedroom is privately situated at one end of the home, offering a quiet retreat complete with its own ensuite. On the opposite end, you'll find two additional bedrooms and a full bathroom, providing great separation and flexibility for family, guests, or a home office setup. Additional highlights include a dedicated laundry area, durable laminate and linoleum flooring throughout, and an abundance of natural light that enhances the home's bright and airy feel. Step outside to enjoy the rear deck perfect for relaxing or summer BBQs—along with a generously-sized yard and a convenient parking pad. Affordable, functional, and move-in ready, this is a fantastic opportunity to get into homeownership or downsize without compromise.