



**4617 48 Street  
Olds, Alberta**

**MLS # A2145396**



**\$438,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Gentle Slope		

<b>Heating:</b>	Central, High Efficiency, Fireplace Insert, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Suspended Ceiling, Tile Counters		
<b>Inclusions:</b>	n/a		

For more information, please click on Brochure button below. Investors alert! This property is zoned R3 and has plenty of potential! Situated on a corner lot within walking distance to the Olds College, this 1975 home is potentially a great income generating property. On the main level you will find 3 bedrooms, 2 bathrooms, with a cozy fireplace in the living room, and deck just off the main kitchen, as well as a storage room with laundry. Conveniently located downstairs, is a separate illegal suite with a private entrance, 2 bedrooms, 2 bathrooms, large storage room, & stackable washer/dryer. The kitchen/living room has a nice open concept with a second fireplace. Outside you will find a detached double garage, 2 large parking pads, shed, and small raised garden. The property is currently tenanted. This is a must see home, perfect for potential revenue or a family to occupy!