



GRASSROOTS
REALTY GROUP

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4426 46 Avenue
Olds, Alberta

MLS # A2145972



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,677 sq.ft.	Age:	1932 (92 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Off Street, Parking Pad, RV Access/P		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pergola, Sheds, Fireplaces

From the amazing curb appeal, to the inviting, unique, upgraded home, you will know that you and your family are HOME! This is a must see property that offers everything you have been searching for... location, serenity, space, potential for opportunity! Live here and work here! Ask your Realtor re additional information on Secondary Suites or Home Occupation allowances. Great location for College students! Book your showing today, as this home is PRICED TO SELL!