



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4609 47 Avenue  
Olds, Alberta

MLS # A2179660



**\$399,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | NONE                                |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | Bungalow                            |        |                   |
| Size:     | 1,132 sq.ft.                        | Age:   | 1934 (91 yrs old) |
| Beds:     | 3                                   | Baths: | 2                 |
| Garage:   | Parking Pad, Single Garage Attached |        |                   |
| Lot Size: | 0.21 Acre                           |        |                   |
| Lot Feat: | Back Lane, Back Yard, Lawn          |        |                   |

|             |                          |            |    |
|-------------|--------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Hardwood                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Full, Partially Finished | LLD:       | -  |
| Exterior:   | Wood Frame               | Zoning:    | R2 |
| Foundation: | Poured Concrete          | Utilities: | -  |
| Features:   | See Remarks              |            |    |

Inclusions: None

Built in 1934, this charming 1,132 sqft home is nestled on a generous residential lot, complemented by an additional lot next door that opens up exciting development possibilities, with both lots zoned R-2. Whether you envision that dream workshop you've always wanted or prefer to maintain a spacious yard for the kids and pets to enjoy, the options are limitless! Featuring 3 bedrooms and 2 bathrooms, this home provides ample space for the whole family. You can acquire it on its own or consider purchasing it alongside a neighboring property at 4601 for a promising investment. Located just steps away from Olds College, this property is a fantastic opportunity for both first-time homebuyers and savvy investors alike. Don't let this chance slip away! Buy this on its own or buy with 4601 and look to the future. This home currently houses long-term, reliable tenants.