

# \$444,000 - 4601 47 Avenue, Olds

MLS® #A2179665

**\$444,000**

4 Bedroom, 2.00 Bathroom, 1,647 sqft  
Residential on 0.31 Acres

NONE, Olds, Alberta

Attention Investors! An older home situated on two large residential lots is now available, zoned R-2, complete with long-term, reliable tenants already in place. This spacious residence offers over 1,600 square feet of living space, featuring 4 bedrooms and 2 full bathrooms—perfect for families. The location is fantastic, just meters from Olds College and within walking distance to the amenities that Olds has to offer. Additionally, there is an opportunity to purchase the adjacent property at 4609, which includes an extra-large lot. Consider buying both properties for future planning, or you can opt to purchase just this one. Don't miss out on this great investment opportunity!

Built in 1908

## Essential Information

MLS® #	A2179665
Price	\$444,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,647
Acres	0.31
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 4601 47 Avenue  
Subdivision NONE  
City Olds  
County Mountain View County  
Province Alberta  
Postal Code T4H1C7

### Amenities

Parking Spaces 2  
Parking Parking Pad

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings,  
Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 18th, 2024  
Days on Market 137  
Zoning R2

### Listing Details

Listing Office Royal LePage Wildrose Real Estate -Olds

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.