

# \$822,000 - 4609 48 Street, Olds

MLS® #A2198116

**\$822,000**

0 Bedroom, 0.00 Bathroom, 2,102 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Turn-key, fully renovated, and cash-flowing, this is the fourplex you've been waiting for! Fixed Leases in place bringing in \$5550.00/Month & Tenants pay their own utilities. Located in the growing community of Olds, Alberta, 4609 48th Street offers low-maintenance, reliable income from day one. Whether you're an experienced investor looking to expand your portfolio or a first-time buyer wanting to live in one unit and rent out the others, this property is a rare opportunity you don't want to miss.

This fourplex has been completely gutted and rebuilt from the inside out. All four units feature brand new vinyl plank flooring, new kitchens, new bathrooms, fresh paint, updated lighting, and new appliances. All exterior and interior doors have been replaced, along with new carpet on the stairs in Units 1 and 2. Every mechanical component has been replaced, including high-efficiency furnaces in the mechanical room, new electric hot water heaters, and all new venting installed to current code. Electrical updates include new panels in each unit, new switches and plugs throughout, washer and dryer hookups, and a new four-gang exterior meter base so tenants can pay their own utilities. Venting for all kitchen and bathroom fans has been fully replaced. New windows have been installed throughout the property, except for one large window in Unit 2 which was replaced by the previous owner. All plumbing was completely



redone in the kitchens and bathrooms. The ceilings have been re-stippled and replaced with drywall and a flat texture for a modern, clean look. New drywall was also added to the basements and mechanical areas. Brand new washers, dryers, and appliances complete each unit for true turn-key living.

Olds is a thriving and fast-growing community, home to the highly respected Olds College. With a steadily increasing population, strong demand for rental housing, and an economy supported by agriculture, education, and small businesses, itâ€™s an ideal location for steady cash flow and long-term investment. Properties like this - fully renovated, already cash-flowing, and set up for minimal maintenance, are hard to find! Unit 4 is identical to unit 3, just opposite for image references.

Donâ€™t miss your chance to add this incredible asset to your portfolio and book your private tour today!

Built in 1960

**Essential Information**

MLS® #	A2198116
Price	\$822,000
Bathrooms	0.00
Square Footage	2,102
Acres	0.00
Year Built	1960
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

**Community Information**

Address	4609 48 Street
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Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1E2

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Lot, Parking Pad

### **Interior**

Appliances	Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Natural Gas, Sep. HVAC Units
Cooling	None
# of Stories	2

### **Exterior**

Roof	Metal
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	10
Zoning	R3

### **Listing Details**

Listing Office	Real Broker
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