

# \$399,900 - 4809 45 Street, Olds

MLS® #A2222920

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.14 Acres

NONE, Olds, Alberta

Nestled in a quiet neighbourhood, this well-maintained older home is perfect for families or investors alike. Featuring a fully developed (illegal) basement suite with a separate entrance, 2 bedrooms, a full bathroom, kitchen, and private laundry, this property offers fantastic potential.

The main floor has seen a number of updates, including new vinyl flooring throughout, fresh paint, a fully remodeled kitchen with modern cabinets, countertops, and backsplash, and an updated bathroom. The upper level offers 2 spacious bedrooms, a bright living area with large vinyl windows, and convenient laundry—no shared spaces for tenants!

Additional highlights include an attached single garage, small backyard, alley access with plenty of parking, and proximity to shops, restaurants, and Olds College.

Whether you're looking for a cozy family home or an income-generating property, this gem checks all the boxes!

Built in 1972

## Essential Information

MLS® # A2222920

Price \$399,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4809 45 Street
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1A3

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Driveway, Garage Door Opener, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	12
Zoning	R2

**Listing Details**

Listing Office	Coldwell Banker Vision Realty
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