

# \$324,700 - 4623 44 Street, Olds

MLS® #A2264677

**\$324,700**

3 Bedroom, 2.00 Bathroom, 708 sqft

Residential on 0.07 Acres

NONE, Olds, Alberta

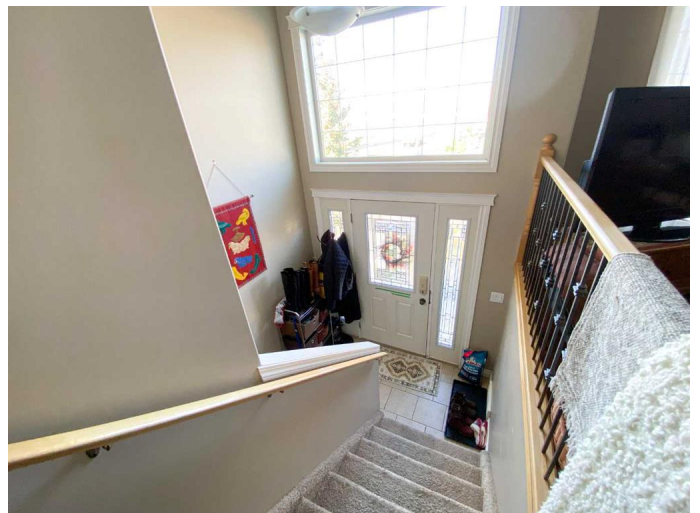
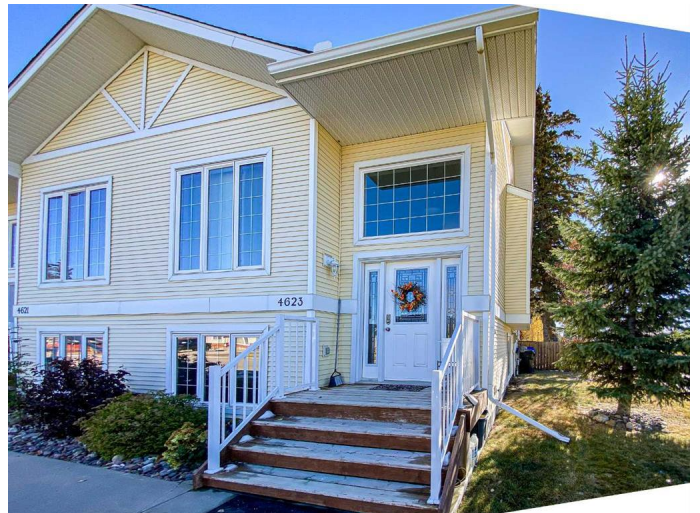
Spacious Bi-Level Duplex on a Corner Lot with Mature Trees & Incredible Outdoor Space! Welcome to this well-maintained bi-level duplex offering over 1300 sqft of developed living space, ideally situated on a large corner lot with mature trees and plenty of curb appeal. This home is perfect for families, investors, or anyone looking to enjoy both indoor comfort and outdoor living. Inside, you'll find an open-concept floor plan featuring gleaming hardwood flooring, large windows that fill the space with natural light, and a stylish kitchen complete with maple cabinets and a corner pantry. The home offers 3 spacious bedrooms and 1.5 bathrooms, providing flexibility for growing families, home offices, or guest rooms. The layout is both functional and inviting, with a seamless flow between living, dining, and kitchen spaces. Step outside and enjoy one of the standout features of this property: the oversized covered deck—perfect for entertaining, BBQs, or simply relaxing in your expansive backyard. The concrete driveway adds convenience and durability, with plenty of room for parking. Don't miss your chance to own this solid, stylish, and spacious home in a great location!

Built in 2009

## Essential Information

MLS® #

A2264677



|                |                        |
|----------------|------------------------|
| Price          | \$324,700              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 708                    |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4623 44 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1G5              |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | None, On Street |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, See Remarks                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 16                 |
| Zoning         | R2                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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