



4617 48 Street  
Olds, Alberta

MLS # A2282536



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers		

**Inclusions:** N/A

Great investor focused, cash-flowing investment opportunity. This bungalow is built for the investor who wants day-one revenue with clear upside: a fully legal basement suite plus a transferable development permit for a third suite in the garage (perfect for a room-by-room strategy with consistent rental demand tied to Olds College). Upstairs offers 3 bedrooms and 2 full baths (including ensuite). The legal basement suite includes 3 bedrooms and 1.5 baths. Both units have their own washer and dryer, and utilities plus day-to-day property care are tenant responsibility, keeping the operating model clean. Parking is a differentiator here: two off-street driveways set up private parking for each unit, with 2 stalls dedicated to the basement suite and 4 stalls plus the garage for the upper suite, plus street parking out front. Investors will appreciate the long-term optionality. The site carries higher-density zoning (historically R3, now consolidated into the Town's Mixed Use framework), supporting future redevelopment or added density where approved. Current rents are below market, offering a straightforward path to increased cash return, and the approved garage suite adds a second lever (see attached cash flow scenarios). Available vacant or fully tenanted, depending on your strategy.