



4617 48 Street
Olds, Alberta

MLS # A2282536



\$449,000

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

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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.