



GRASSROOTS
REALTY GROUP

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4906 52 Avenue
Olds, Alberta

MLS # A2286356



\$264,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1950 (76 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed x 2

Opportunity awaits on this large lot with excellent redevelopment potential. The home previously experienced a fire and has since been professionally cleared, cleaned, and brought down to the framing stage, providing a blank canvas for renovation or a fresh start for a new build. With convenient side alley and rear alley access, the property offers flexibility for future development, including the potential for investment-style housing or additional parking options. Whether you're a builder, investor, or buyer looking to create a custom project, this property presents strong upside in a desirable location. Bring your vision and unlock the possibilities this property has to offer.