



6, 4630 46 Avenue  
Olds, Alberta

MLS # A2296054



**\$250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door		

**Inclusions:** Storage Closet in Basement

This charming townhouse, ideally located directly across from Olds College, offers two bedrooms and one and a half bathrooms, making it a fantastic opportunity for first-time buyers, investors, or students. The main floor features a bright, open-concept layout featuring a large kitchen, dining area, and living room with french doors to the back deck. A convenient two-piece bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom with ample closet space, a generously sized second bedroom, and a full four-piece bathroom. Outdoor spaces are equally appealing, with a newly fenced front yard and new deck, as well as an additional north-facing back deck. The undeveloped basement offers excellent potential for future development and currently houses the laundry, mechanical, and additional storage space. Situated in the heart of Olds, this well-located unit is close to amenities and campus life, making it a smart and versatile investment.