



71, 5800 46 Street  
Olds, Alberta

MLS # A2314824



**\$135,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Garden Shed

Affordable homeownership awaits with this well-maintained 1,131 sq. ft. manufactured home situated on a rented lot in a convenient Olds location. Offering 3 bedrooms and 2 full bathrooms, this home features a spacious living room and an open-concept kitchen and dining area, creating a functional layout for everyday living. An added 8' x 14' enclosed addition provides extra space that can be used as a sunroom, sitting area, storage room, or seasonal living space. Numerous updates have already been completed, including newer windows, updated faucets, new heat tape, shingles, front deck, stove, and dishwasher. Outside, you'll find a fully fenced yard with mature trees, providing privacy and shade, along with a garden shed for additional storage. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a practical and affordable option. Rent is currently \$525/month, and quick possession is available. Contact your favorite REALTOR today to arrange a viewing!