



4425 55 Avenue  
Olds, Alberta

MLS # A2317777



**\$825,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,418 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Private, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Dishwasher x 2, Electric range x 2, microwave hood fan x 2, refrigerator x 2

Rare full duplex opportunity in the heart of Olds! Whether you're an investor seeking a strong addition to your portfolio or a savvy buyer looking to live in one side while generating income from the other, this fully developed side-by-side duplex delivers exceptional versatility, strong rental appeal, and long-term value. Located in the heart of town, this property is just minutes from Olds College, schools, shopping, restaurants, parks, and healthcare services. With consistent demand for quality rental housing and limited availability of newer multi-family properties in the area, opportunities like this are increasingly difficult to find. Built in 2013 and exceptionally well maintained, this property shows clear pride of ownership throughout. Situated on a spacious 7,000+ sq. ft. lot, each unit offers over 1,200 sq. ft. on the main floor plus a fully developed basement with 9-foot ceilings, creating bright, functional, and highly desirable living spaces. Each side features a total of 4 bedrooms and 2 full bathrooms, providing strong accommodation for families, students, or long-term tenants. The combination of modern construction, generous square footage, and well-kept condition makes this a truly turnkey investment. One side is currently rented while the other is vacant, offering immediate flexibility to place a tenant at current market rates or move in and let the other unit help offset ownership costs. Whether your goal is generating reliable cash flow, building long-term equity, reducing your monthly carrying costs through rental income, or expanding your real estate portfolio, this full duplex offers the flexibility, scale, and income potential to help you get there. Don't miss your chance to secure a high-quality, well-maintained revenue property.