



GRASSROOTS
REALTY GROUP

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4 Richards Crescent Olds, Alberta

MLS # A2327962



\$339,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	736 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: N/A

Welcome to this beautifully renovated bi-level half duplex in the heart of Olds, where modern updates, thoughtful design, and an unbeatable location come together. Lovingly maintained by owner for years, this move-in-ready home offers 4 bedrooms, 2 full bathrooms, and a bright, functional floor plan that's perfect for first-time buyers, growing families, or investors. The inviting main floor is filled with natural light from a large picture window in the spacious living room. The fully renovated kitchen features contemporary cabinetry, Quartz countertops, direct vent furnace and new flooring, providing a stylish and functional space for everyday living and entertaining. Two comfortable bedrooms and a 4-piece bathroom complete the upper level. The fully developed lower level offers two additional generously sized bedrooms, a second full bathroom, and a separate laundry room, creating flexible space for teenagers, guests, a home office, or multi-generational living. Step outside to enjoy the private backyard—ideal for summer barbecues, family gatherings, or simply relaxing while children and pets play. Recent upgrades, including a new roof (2023), provide added value and peace of mind. Ideally located in a well-established, family-friendly neighbourhood, you'll appreciate being within walking distance of Olds College, Olds High School, parks, shopping, and everyday amenities. For investors, this property offers outstanding potential with a proven rental history. Since its renovation, it has been consistently rented with an exceptional zero-vacancy record, making it a turnkey income-generating opportunity. Whether you're searching for your first home, room for your growing family, or a dependable investment property, this beautifully updated duplex is one you won't want to miss. Book your private showing today!

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