



GRASSROOTS
REALTY GROUP

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4737 48 Street
Olds, Alberta

MLS # A2336461



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: n/a

This well-located 2-bedroom, 1-bathroom bungalow sits on a good-sized lot and offers comfortable main-floor living with plenty of potential. The main floor features two bedrooms, a 4-piece bathroom, spacious family room, kitchen, dining area, and convenient main-floor laundry. The basement is undeveloped and currently used for storage. Outside, you'll find a nicely landscaped yard with a single detached garage with back-alley access, adding valuable parking and storage space. The house and the garage has just been re-shingled. Conveniently located close to Olds College, this property is an excellent option for first-time buyers, investors, or those looking for a revenue property.