



GRASSROOTS
REALTY GROUP

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4617 48 Street
Olds, Alberta

MLS # A2340686



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Great investor focused, cash-flowing investment opportunity. This bungalow is built for the investor who wants day-one revenue with clear upside: a fully legal basement suite plus a transferable development permit for a third legal suite in the garage (perfect for a room-by-room strategy with consistent rental demand tied to Olds College). Upstairs offers 3 bedrooms and 2 full baths (including ensuite). The legal basement suite includes 3 bedrooms and 1.5 baths. Both units have their own washer and dryer, and utilities plus day-to-day property care are tenant responsibility. Tenants are now in place at increased market rents — [\$1900/month upper, \$1475/month basement] — giving investors an immediate bump in day-one cash flow over the prior rent roll. Parking is a standout for this property with two off-street driveways. This provides private parking for each unit with 4 stalls dedicated to the basement unit and 4 stalls plus the garage for the upper unit, plus street parking out front. Investors will appreciate the long-term optionality. The site carries higher-density zoning (historically R3, now consolidated into the Town's Mixed Use framework), supporting future redevelopment or added density where approved. New tenants in place at market rent and the approved garage suite adds a second lever for those looking for a medium-term redevelopment. Note: current tenants do not smoke indoors, however a mild residual smoke odor is present in parts of the home.