

**4609 52 Street  
Olds, Alberta**

**MLS # A2263468**



# \$510,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** All appliances in 2 quantities - one for main floor and one for basement

**\*Rare Opportunity Across from Olds College!\*\*** Discover this unique and beautifully updated home, perfectly located right across the street from Olds College. Sitting proudly on a massive corner lot with three open sides &mdash; this property offers space, comfort, and incredible potential. Featuring a LEGAL SUITE, the home boasts 6 spacious bedrooms and 4 full bathrooms, making it ideal for large families, multi-generational living. The FULLY RENOVATED interior shines with fresh paint, modern finishes, and a mix of new and newer appliances. A highlight of this property is the huge heated garage &mdash; room for up to four vehicles and extra space for projects or storage. Enjoy sunny afternoons or family gatherings in the expansive lawn area or on the inviting back deck. Homes like this rarely come up in such a prime location.