

# \$317,500 - 4429 55 Avenue, Olds

MLS® #A2248049

**\$317,500**

3 Bedroom, 1.00 Bathroom, 1,140 sqft

Residential on 0.18 Acres

NONE, Olds, Alberta

Full of charm, this well-loved Olds home is ready for its next chapter. Inside, you'll find three comfortable bedrooms and a full bathroom all on the main floor, plus a spacious kitchen, hardwood flooring throughout, and a nice-sized dining and living room area that's perfect for gathering. The separate side entry offers easy access to both the main floor and the basement, while the back door leads to a large porch/laundry area that's as practical as it is welcoming.

Outside, the huge corner lot offers privacy, mature trees, and plenty of space to play, garden, or relax. There's a big shed for storage. Brand new shingles will give you peace of mind for years to come. The basement is partially developed, perfect for storage, hobbies, or planning your future renovation dreams.

If you've been looking for a cozy, affordable home with plenty of outdoor space in a great location, this one's worth a look!

Built in 1949

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2248049  |
| Price     | \$317,500 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 1,140       |
| Acres          | 0.18        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4429 55 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1B9              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Sump Pump(s)                                            |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Mixed, Vinyl Siding                                                            |
| Foundation        | Block                                                                          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 22 |
| Zoning         | R2 |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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