

# \$264,900 - 7, 4630 46 Avenue, Olds

MLS® #A2248923

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,222 sqft

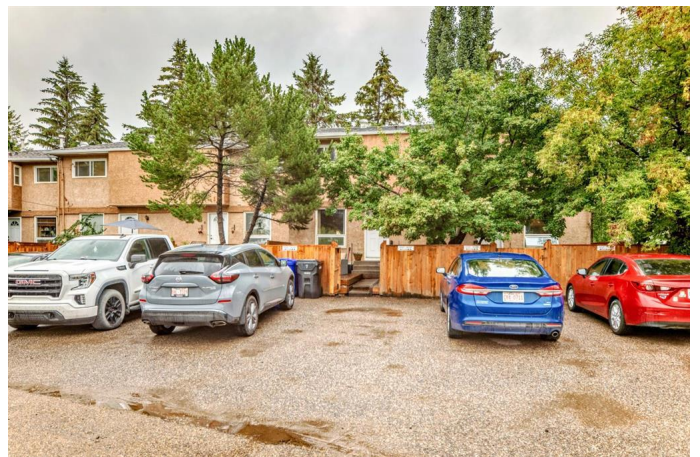
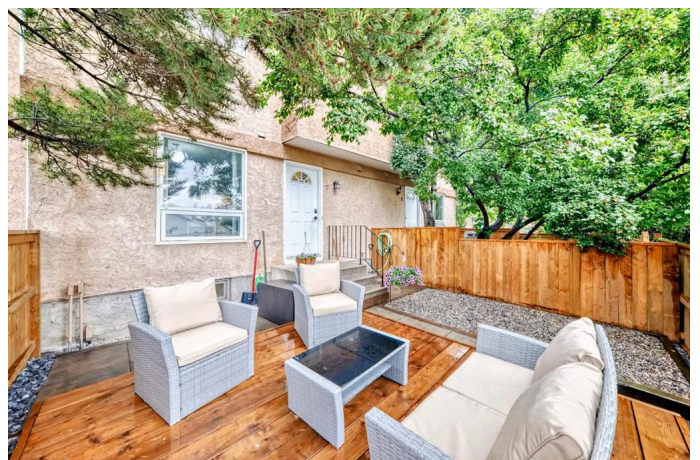
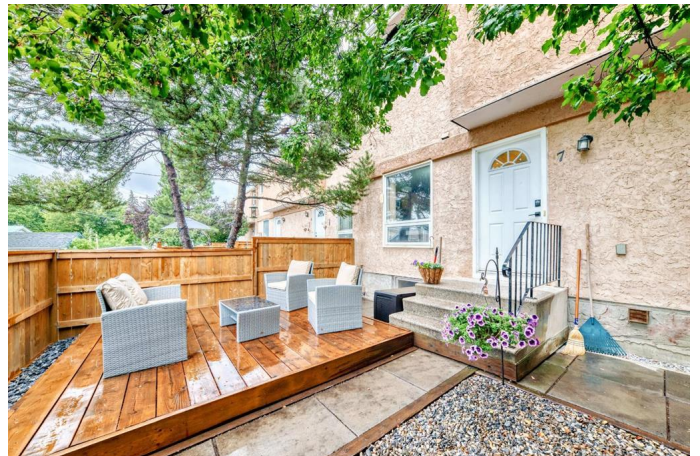
Residential on 0.00 Acres

NONE, Olds, Alberta

Located directly across from Olds College, this charming row-townhouse is a fantastic opportunity for first-time buyers, investors or students. With a total of 3 bedrooms and 2 bathrooms, this attached Townhouse style condo unit offers comfortable and functional living just steps away from campus and local amenities. The main floor boasts an open-concept layout that seamlessly connects the kitchen, dining area and living room. A convenient 2 pce bathroom is also located on the main level for guests and daily use. Upstairs, you'll find three well-sized bedrooms and a full 4 pce bathroom, providing plenty of space for a family or roommates. The basement is partially developed, featuring a recreation area perfect for a home office, playroom, additional lounge space or another bedroom. The large laundry, storage and furnace room provides added utility. There is also a newly fenced front out door space with new deck, as well as a back deck on the North side of unit. Whether you're looking for a low-maintenance home or a reliable rental investment, this property delivers both value and location. Don't miss your chance to own a well-situated unit in the heart of Olds. Contact your local realtor today to schedule a viewing!

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2248923      |
| Price          | \$264,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 4630 46 Avenue    |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1C6              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Storage                                          |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 13                |
| Zoning         | R3                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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