

4729 48 Street
Olds, Alberta

MLS # A2146482



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,611 sq.ft.	Age:	1930 (94 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: All non-tenant owned window coverings

Welcome to your new home! This beautifully updated 3-bedroom, 2-bathroom house is ideally located near Olds College and the High School, offering convenience for both students and families. With easy access to Highway 2A and Highway 27, commuting is a breeze. The property has undergone extensive renovations, including new windows (except one or two), Multiple new doors, updated bathroom vents and goosenecks, and spray foam insulation in the attic. The exterior boasts new siding, fascia, soffit, and eaves, along with new insulation both inside and out. Inside, you'll find a new 100 amp electrical panel with updated wiring throughout, a new hot water tank, and entirely new plumbing. The home features new flooring and finishings throughout, providing a fresh and modern look. Additionally, a French drain and grading have been installed around the perimeter to ensure proper drainage. Whether you're looking for a solid investment property or your next family home, this residence offers exceptional value and comfort. This home comes with a pre-listing home inspection available with a successful offer.