

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

MLS® #A2248923

\$264,900

3 Bedroom, 2.00 Bathroom, 1,222 sqft

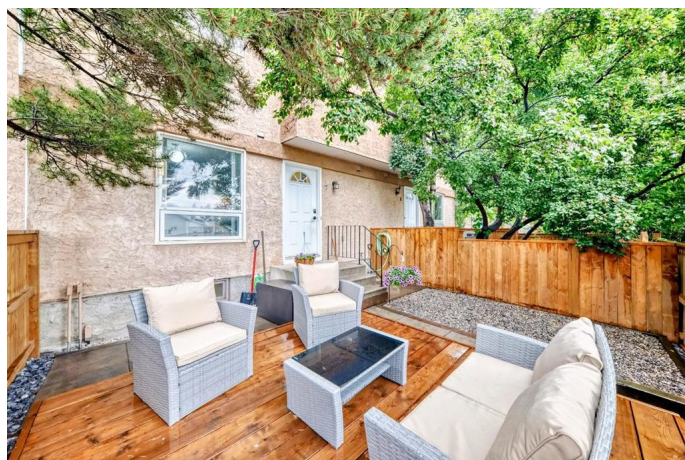
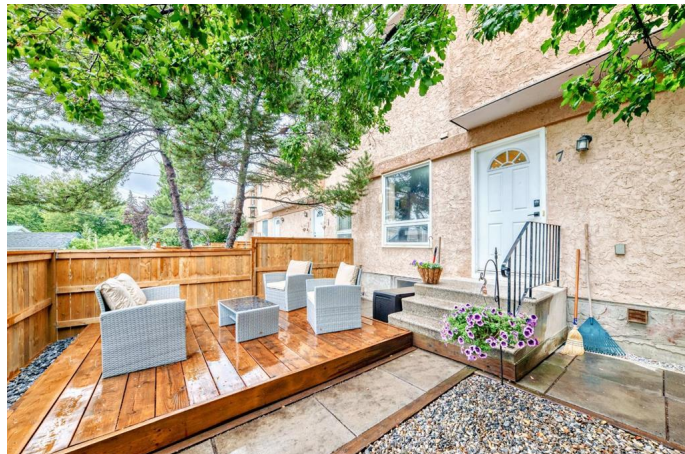
Residential on 0.00 Acres

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	2
Zoning	R3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.