

# \$725,000 - 5210 61 Avenue, Olds

MLS® #A2249896

**\$725,000**

0 Bedroom, 0.00 Bathroom, 1,994 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Investor Alert! Great opportunity in a desirable area of Olds with green space in front and behind this 4-plex. Each corner unit offers 2 bedrooms, 1 bathroom, in-suite laundry, balconies, and separate furnaces and hot water tanks. There are 6 powered parking stalls. All units have undergone upgrades over the years, with major updates in the past decade, including exterior siding, asphalt shingles, eavestroughs, fascia, soffit, wood decks, as well as improvements to bathrooms, flooring, and painting. The unit shown in the photos was rented as of September 5, and another tenant will be moving out at the end of October, providing an opportunity for a fresh lease-up or further renovations.

Olds is home to a hospital, agricultural university, and excellent local services, plus quick access to the Calgary International Airport. One tenant currently has utilities included, while the others pay their own gas, power, water, sewer, and garbage. Looking ahead, the building has the potential to be condo-ized, with units sold off individually.

Built in 1978

## Essential Information

MLS® # A2249896

Price \$725,000

Bathrooms 0.00



|                |              |
|----------------|--------------|
| Square Footage | 1,994        |
| Acres          | 0.00         |
| Year Built     | 1978         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Status         | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5210 61 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1L3              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 80                |
| Zoning         | R3                |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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