

\$465,000 - 4406 46 Avenue, Olds

MLS® #A2258578

\$465,000

5 Bedroom, 3.00 Bathroom, 1,054 sqft
Residential on 0.21 Acres

NONE, Olds, Alberta

This 5-bedroom, 3-bathroom bungalow is situated on a massive 50x180 ft lot conveniently located in Olds. Offering over 2,000 sq. ft. of developed living space, the home has been recently updated with new modern paint, flooring, appliances, cabinets, lighting, and a new front deck. Home boasts an open floor plan with the kitchen adjacent to the large living room for entertaining. The property provides alley access and ample room to build a large garage, with additional space for parking. Currently leased and producing a very healthy rental income, this home presents an excellent investment opportunity. Nicely located close to shopping, amenities, and Olds College.

Built in 1961

Essential Information

MLS® #	A2258578
Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,054
Acres	0.21
Year Built	1961
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	4406 46 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1A2

Amenities

Parking Spaces	6
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	30
Zoning	R2

Listing Details

Listing Office	CIR Realty
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