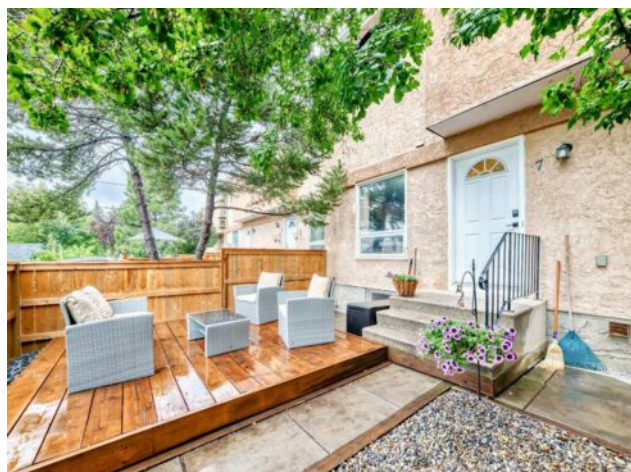


**7, 4630 46 Avenue
Olds, Alberta**

MLS # A2248923



\$264,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: All Window Coverings

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!