

# \$389,900 - 4433 47 Avenue, Olds

MLS® #A2210222

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,075 sqft  
Residential on 0.27 Acres

NONE, Olds, Alberta

Charming Bungalow Near the College â€“  
Spacious Lot & Sunlit Living!

Welcome to this beautiful little bungalow, perfectly nestled on a huge, mature lot just a short walk from the college. With towering trees, a quaint front veranda, and a sunny disposition throughout, this almost-new home blends cozy charm with modern comfort. Step inside to find a bright and airy main level featuring two comfortable bedrooms, while the lower level offers an additional bedroomâ€”ideal for guests, a home office, or extra living space. Enjoy your mornings on the inviting front veranda and relax in the evenings on the spacious back deck overlooking your private, tree-lined yard.

Whether youâ€™re a first-time buyer, downsizing, or looking for a smart investment close to campus, this gem wonâ€™t last long!

Built in 1930

## Essential Information

MLS® #	A2210222
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.27
Year Built	1930



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4433 47 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1A1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R2

### **Listing Details**

Listing Office

RE/MAX ACA 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.