

# \$359,900 - 4825 45 Street, Olds

MLS® #A2210166

## \$359,900

2 Bedroom, 1.00 Bathroom, 1,007 sqft  
Residential on 0.23 Acres

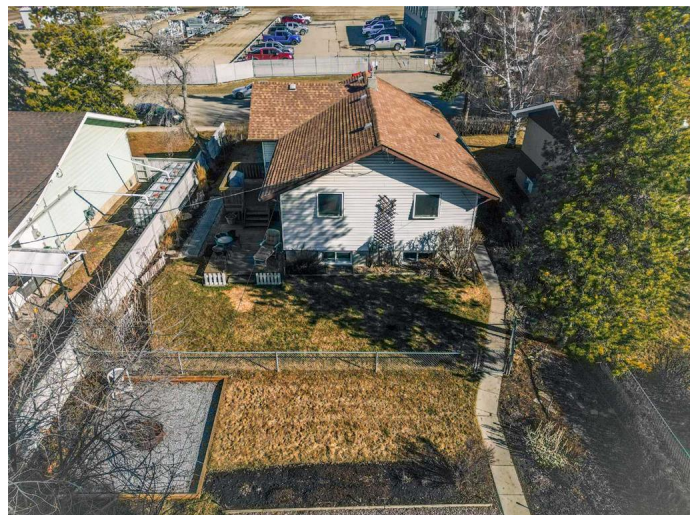
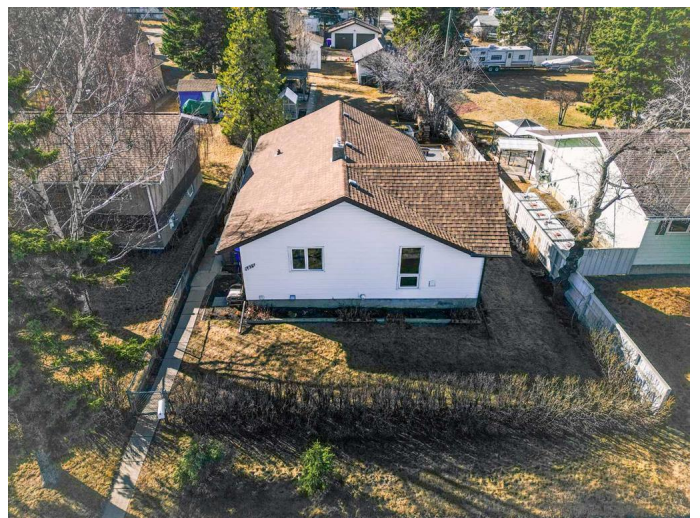
NONE, Olds, Alberta

Beautiful Landscaped Yard! The 1007 sq. ft. bungalow with partially developed basement sits on a large 50' x 199' lot that is completely fenced, has mature trees, perennial beds, raised beds, firepit area, pergola, and greenhouse. The house boasts 2 bedrooms, 1 - 4 piece bathroom, nice size kitchen, large living/dining room and separate sitting area with access to west facing 2 tiered deck. Basement development includes a family room with baseboard heat, undeveloped laundry area w/sink, and lots of storage. Home has seen numerous upgrades over the years including high efficiency furnace, hot water tank, and most windows to name a few. A 11' x 15' Workshop was added in 2016 that is completely insulated with power and electric heat. There is also a 15'5 x 23' detached garage with rear alley access. Call today to view!

Built in 1945

### Essential Information

MLS® #	A2210166
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.23
Year Built	1945



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4825 45 Street
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1A3

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, On Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, High Efficiency, Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
Zoning	R2

### **Listing Details**

Listing Office

Widmer Realty Ltd.

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