

# \$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 | 10               |
| Zoning         | R2               |

### Listing Details

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