

# \$439,900 - 4637 52 Street, Olds

MLS® #A2237826

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,410 sqft

Residential on 0.30 Acres

NONE, Olds, Alberta

Welcome to this three bedroom 2 bath bungalow offering 1181 sq ft of comfortable living space, nestled on a quiet street in the mature and desirable neighborhood of East Olds. Just one block from Olds College, the Aquatic Centre and Olds High School this home is perfectly located for families. Step inside to discover a U shaped kitchen with solid maple cabinets including a pantry cabinet, pot drawers. New built in stainless steel oven, new glass top stove. Lots of counter top space and a breakfast nook The large living room flows seamlessly into the formal dining room where garden doors open onto a spacious two tiered east facing deck-perfect for morning coffee and summer BBQ's. The home boasts a renovated 4 piece bathroom. The large sized primary bedroom will fit a king sized bed and a 2 piece ensuite. provides convenience. Two additional bedrooms on the main floor. The 3 season sunroom is the ideal setting for reading a book or enjoying a board or card game with family and friends. Downstairs you will find a fourth bedroom, large laundry room complete with loads of cupboards for storage,. The family room with built in book case will hold all of the family games plus a games room with bar sink. While the basement holds great potential the list price reflects the opportunity for new owners to customize and modernize the space to meet their requirements. The fully fenced backyard features mature trees and shrubs, a maintenance free 6 ft high chain link fence and



a solid vinyl fence along the east deck. A south facing ground level deck is also a great place for your morning coffee. Phone your realtor today and book a showing

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237826    |
| Price          | \$439,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,410       |
| Acres          | 0.30        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4637 52 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1E8              |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Detached |
| # of Garages   | 2                                         |

**Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Vinyl Windows                                                                               |
| Appliances        | Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Garburator |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 9               |
| Zoning         | R1              |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|-----------------------------------------|

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