

# \$364,000 - 4812 48 Street, Olds

MLS® #A2209868

**\$364,000**

3 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.07 Acres

NONE, Olds, Alberta

This beautifully finished half duplex is bright, open, and move in ready! You'll love the tall vaulted ceilings, large windows that bring in tons of natural light, and newly resurfaced solid Canadian Oak floors that add warmth and character throughout the main floor.

It features 3 bedrooms (1 up, 2 down) and 2 full bathrooms. The main floor offers bright hardwood floors, stainless steel appliances and great size counter space that doubles as a breakfast bar. The main bath includes a corner shower, upgraded vessel sink, and a convenient cheater door to the primary bedroom which also has hardwood floors and double closets.

Downstairs is fully developed with two generous bedrooms, a cozy TV room, a 4-piece bath, and a separate laundry room. You'll stay cozy all winter thanks to in-floor hot water heating and energy-efficient ICF foundation construction, which also makes it super quiet between units.

Other great features include a high-efficiency furnace and hot water tank, Central Air Conditioning, built-in TV wall mounts, outdoor plugs for Christmas lights, and both a south-facing front porch and a private back deck perfect for relaxing or BBQing at the end of the day. Call Your favourite Realtor today for your own personal tour!



Built in 2014

## Essential Information

MLS® #	A2209868
Price	\$364,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	4812 48 Street
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1W9

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Gravel Driveway

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Instant Hot Water
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Dog Run
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Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	6
Zoning	R2

### **Listing Details**

Listing Office	Real Broker
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