

# \$724,999 - 1-6, 4917 54 Avenue, Olds

MLS® #A2206840

**\$724,999**

0 Bedroom, 0.00 Bathroom, 4,612 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

**INVESTMENT OPPORTUNITY!** Multi-Family Apartment Building with 6 units. There is two 1-Bedroom units (approx. 650 SF) and four-2 Bedroom units (approx. 827 SF) in Olds, Alberta. This is a well maintained building with many upgrades over the last 12 years including windows, high efficiency furnaces in each unit, hot water tank (2023) and torch on roofing (2023) to name a few. This building is very well located in Olds, close to grocery stores, shopping, restaurants and gas stations. Ground floor has shared laundry with one washer and one coin operated dryer. Parking at the rear of the building for 4 vehicles with more off street.

Built in 1962

## Essential Information

MLS® #	A2206840
Price	\$724,999
Bathrooms	0.00
Square Footage	4,612
Acres	0.00
Year Built	1962
Type	Multi-Family
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information



Address	1-6, 4917 54 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1N8

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Off Street, On Street, Side By Side, Unassigned

### **Interior**

Interior Features	Storage
Appliances	Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas, Sep. HVAC Units
# of Stories	3
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Back Lane
Roof	Flat Torch Membrane
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	47
Zoning	R3

### **Listing Details**

Listing Office	Widmer Realty Ltd.
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