

4833 47 ST

C4254388 Active

LP: \$178,900
OP: \$192,900

SP:
PD:
DOM: 127



Class: Detached
Type: Detached
Style: 1 & Half St
Year Built: 1947
LINC #: [0018506205](#)
Legal Plan: 472I **Blk:** 7 **Lot:** 11

Area: Olds
Nearest Town:
Community: None 8888
Postal Code: T4H 1C9
Condo Type: Not a Condo
Possession: 30/Negotiable

Land Use: R-2 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$1,658/2019
Conform Rpt: **Local Imp Amt:**
Restrictions: None Known **HOA:** No
Condo Fee:

Great starter home or revenue property close to the Olds College. On the main floor of this home you will find a open bright kitchen, dining room, living room, 2 bedrooms & a 4 piece bath. There is also a nice big rear entrance and the laundry. Upstairs there is a very large master bedroom and large 4 piece bath. The yard is landscaped and fenced and has back alley access for parking or a garage in the future. Located between downtown Olds and the College area this home is located in a good central location! Come look today!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 7 F/H Baths: 2/0					
Kitchen	5.1X4.1	16'7"X13'4"	M						
Room Type	Dim/M	Dim/Ft	Level						
Dining Rm	4.0X2.2	13'1"X7'4"	M						
Living Rm	3.5X4.0	11'6"X13'2"	M						
Laundry	1.7X2.3	5'6"X7'6"	M						
Mstr Bed	5.9X4.0	19'4"X13'3"	U						
Bedroom	3.4X2.8	11'2"X9'4"	M						
Bedroom	3.5X2.9	11'6"X9'5"	M						
				Baths:	2P	3P	4P	5P	6P
				EnSt Bth:	0	0	2	0	0
				Level	Mtr2:	Sq Ft			
				Main:	99.59	1,072			
				Upper:	42.46	457			
				Above Grade:					
				Lower:					
				Below Grade:					
				Total A.G.	142.05	1,529			

Property Information

Basement: Part-Unfinished	Heating: Forced Air-1	Fuel: Natural Gas
Suite: Suite - None	Fin FP/Rgh-In:	Fuel:
Construction: Wood Frame	Lot Shape: Rectangular	
Foundation: Block	Lot Sq M: 555.89 m2	
Exterior: Vinyl	Frntg X Depth: 15.23x36.5	
Roof Type: Asphalt Shingles	Flooring: Carpet, Linoleum, Vinyl Plank	
Front Exp: North		
Parking: 2/Rear Drive Access		
Features: Deck		
Site Influences: Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, See Remarks, Shopping Nearby		
Goods Included: Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All		
Goods Excluded:		
HOA Fee Incl:		

Agent & Office Information

List Firm: CIR REALTY	List Date: 06/14/2019
Ownership: Private	
Exclusion/SRR: No/No	

Printed: 10/19/2019

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).