

4726 49 ST

C4254374 Active

LP: \$181,900
OP: \$181,900

SP:
PD:
DOM: 4



Class: Detached
Type: Detached
Style: 1 & Half St
Year Built: 1910
LINC #: 0020020525
Legal Plan: 2652S

Blk: 25 **Lot:** 4

Area: Olds
Nearest Town:
Community: None 8888
Postal Code: T4H 1E3
Condo Type: Not a Condo
Possession: 30/Negotiable

Land Use: R-2
Title to Land: Fee Simple
Conform Rpt:
Restrictions: None Known

New Hm:

Tax Amt/Yr: \$1,794/2019
Local Imp Amt:
HOA: No
Condo Fee:

Older 1713 sq. ft. storey & 1/2 home with lots of character sitting on a R-2 zoned lot. The main floor features a large country kitchen, 2 bedrooms, a combination living/dining room, the laundry and a 4 piece bathroom. The upper floor features 2 more bedrooms, a sitting area and 4 piece bathroom. This older house sits on a 50' x 120' lot and includes a double detached garage and paved driveway. There is a full concrete basement that is undeveloped. This home is very close to the Olds College and would be a great first time home owner or investment rental.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 7 F/H Baths: 2/0					
KT Eating	4.8X2.4	15'9"X8'0"	M						
Room Type	Dim/M	Dim/Ft	Level						
Living Rm	7.5X3.2	24'8"X10'5"	M						
Mstr Bed	3.5X3.2	11'5"X10'5"	M						
Bedroom	4.4X3.2	14'4"X10'7"	U						
Bedroom	4.4X3.5	14'4"X11'6"	U						
Bonus	3.0X3.1	9'8"X10'2"	U						
Den	3.5X2.5	11'4"X8'2"	M						
				Baths:	2P	3P	4P	5P	6P
				EnSt Bth:	0	0	2	0	0
				Level	Mtr2:		Sq Ft		
				Main:	70.14		755		
				Upper:	68.56		738		
				Above Grade:					
				Lower:					
				Below Grade:					
				Total A.G.	159.14		1,713		

Property Information

Basement: Full-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: 557.32 m2	
Exterior: Vinyl	Frntg X Depth: 15.24x36.57	
Roof Type: Asphalt Shingles	Flooring: Carpet, Ceramic Tile	
Front Exp: South		
Parking: 3/Double Garage Detached		
Features: Deck, Porch		
Site Influences: Back Lane, Flat Site, Level Land, Playground Nearby, Schools, See Remarks, Shopping Nearby		
Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, 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: 06/18/2019

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