

\$324,700 - 4623 44 Street, Olds

MLS® #A2264677

\$324,700

3 Bedroom, 2.00 Bathroom, 708 sqft

Residential on 0.07 Acres

NONE, Olds, Alberta

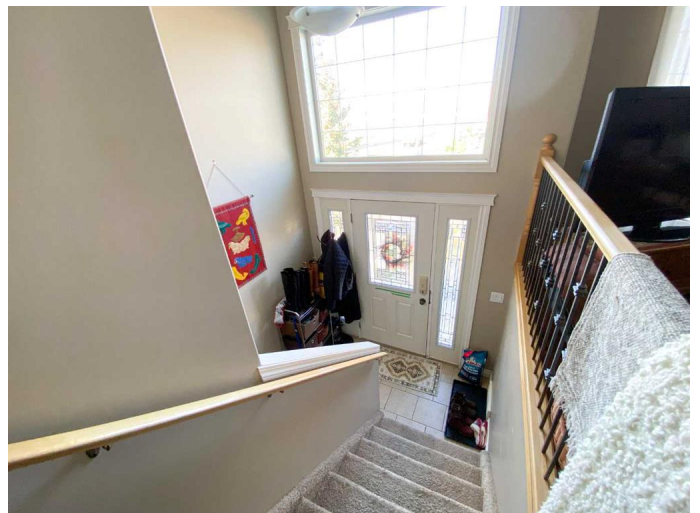
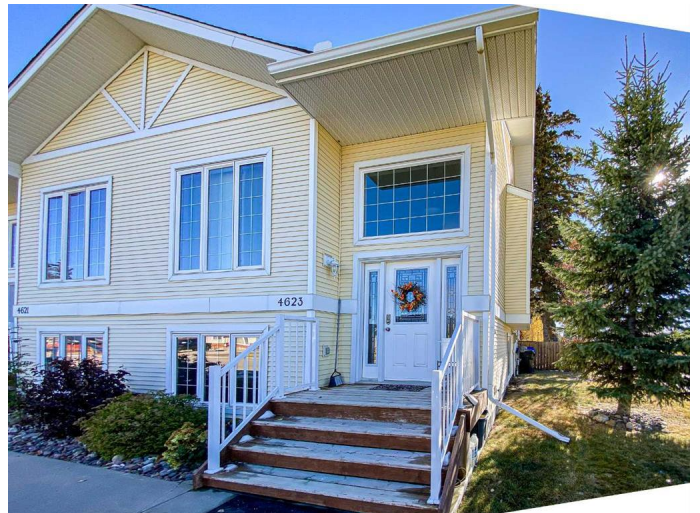
Spacious Bi-Level Duplex on a Corner Lot with Mature Trees & Incredible Outdoor Space! Welcome to this well-maintained bi-level duplex offering over 1300 sqft of developed living space, ideally situated on a large corner lot with mature trees and plenty of curb appeal. This home is perfect for families, investors, or anyone looking to enjoy both indoor comfort and outdoor living. Inside, you'll find an open-concept floor plan featuring gleaming hardwood flooring, large windows that fill the space with natural light, and a stylish kitchen complete with maple cabinets and a corner pantry. The home offers 3 spacious bedrooms and 1.5 bathrooms, providing flexibility for growing families, home offices, or guest rooms. The layout is both functional and inviting, with a seamless flow between living, dining, and kitchen spaces. Step outside and enjoy one of the standout features of this property: the oversized covered deck—perfect for entertaining, BBQs, or simply relaxing in your expansive backyard. The concrete driveway adds convenience and durability, with plenty of room for parking. Don't miss your chance to own this solid, stylish, and spacious home in a great location!

Built in 2009

Essential Information

MLS® #

A2264677



Price	\$324,700
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	708
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4623 44 Street
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1G5

Amenities

Parking Spaces	2
Parking	None, On Street

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	5
Zoning	R2

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.