

\$1,478,000 - 5418 And 5422 48 Avenue, Olds

MLS® #A2268282

\$1,478,000

0 Bedroom, 0.00 Bathroom, 3,754 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Fabulous location, walking distance to Olds College! Well maintained and managed, this property offers 2 - 4 plexes (2 bed, 1 bath units) on one title. Many capital cost expenditures done over the past 20 years: asphalt shingles - 15 years, windows and patio doors - 10 years, approx 6 of the 8 furnaces, hot water tanks as needed, electrical switches and outlets in 7 of the 8 units, decks redone, paint and flooring upgrades between tenancies. Each building features 2 main floor units, and 2 basement units. Photos are of 2 units when they were vacant, one main floor unit, and one basement unit. Building is fully occupied. 9 parking stalls, 8 of them energized. Tenants pay all utilities. Landlord pays garbage. Room to increase rents as some rents are below current market rates.

Built in 1975

Essential Information

MLS® #	A2268282
Price	\$1,478,000
Bathrooms	0.00
Square Footage	3,754
Acres	0.00
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex
Status	Active



Community Information

Address	5418 And 5422 48 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1G4

Amenities

Parking Spaces	9
Parking	Parking Pad, Plug-In

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	6
Zoning	R3

Listing Details

Listing Office	Realty Experts Group Ltd
----------------	--------------------------

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.