

\$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
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Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	16
Zoning	R3

Listing Details

Listing Office	Realty Experts Group Ltd
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