

\$680,000 - 38 A&b And 40 A&b, 38/40 Sierra Drive, Olds

MLS® #A2100507

\$680,000

3 Bedroom, 2.00 Bathroom, 2,589 sqft
Residential on 0.15 Acres

NONE, Olds, Alberta

ATTENTION INVESTORS Seize the opportunity to own a complete 4 plex located in Olds, Alberta, less than an hour from Calgary, today! Each individual unit is a bi-level and boasts 3 bedrooms, two 4 piece bathrooms and over 1250 sq ft of total finished space with two units facing east and two units facing west. The upper levels host a bright kitchen with white cabinets and pantry, dining area, living room, full bath and primary bedroom. The lower levels each offer up a family room, 2 additional good sized bedrooms with large windows, a second full bathroom, in suite laundry and additional storage. Olds is a major agribusiness hub that offers small town charm but with most amenities found in the bigger cities such as Canadian Tire, Walmart, Staples, a state of the art aquatic center hosting year round events plus a well equipped hospital with 24/7 emergency services and so much more. Most importantly though is the Olds College of Agriculture & Technology which enrolls nearly 5500 students per academic year thus demanding good rental properties and driving low vacancies. This property is ideal for all savvy investors looking to maximize positive cash flow as the current rents are well below market value. Don't miss this fantastic opportunity to own a complete 4 plex in Olds, Alberta and call to book your private viewing today.

Built in 2009



Essential Information

MLS® #	A2100507
Price	\$680,000
Sold Price	\$655,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,589
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	38 A&b And 40 A&b, 38/40 Sierra Drive
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1X2

Amenities

Parking Spaces	4
Parking	Off Street, On Street, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2024
Date Sold	February 6th, 2024
Days on Market	26
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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