

# \$775,000 - 5210 61 Avenue, Olds

MLS® #A2249896

**\$775,000**

0 Bedroom, 0.00 Bathroom, 1,994 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Investor Alert! Great opportunity in a desirable area of Olds with green space in front and behind this 4-plex. Each corner unit offers 2 bedrooms, 1 bathroom, in-suite laundry, balconies, and separate furnaces and hot water tanks. There are 6 powered parking stalls. All units have undergone upgrades over the years, with major updates in the past decade, including exterior siding, asphalt shingles, eavestroughs, fascia, soffit, wood decks, as well as improvements to bathrooms, flooring, and painting. The unit shown in the photos was rented as of September 5, and another tenant will be moving out at the end of October, providing an opportunity for a fresh lease-up or further renovations.

Olds is home to a hospital, agricultural university, and excellent local services, plus quick access to the Calgary International Airport. One tenant currently has utilities included, while the others pay their own gas, power, water, sewer, and garbage. Looking ahead, the building has the potential to be condo-ized, with units sold off individually.

Built in 1978

## Essential Information

MLS® # A2249896

Price \$775,000

Bathrooms 0.00



Square Footage	1,994
Acres	0.00
Year Built	1978
Type	Multi-Family
Sub-Type	4 plex
Status	Active

### Community Information

Address	5210 61 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1L3

### Amenities

Parking Spaces	6
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### Additional Information

Date Listed	August 20th, 2025
Days on Market	35
Zoning	R3

### Listing Details

Listing Office	Realty Experts Group Ltd
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