

\$699,900 - 5326 61 Avenue, Olds

MLS® #A2260616

\$699,900

0 Bedroom, 0.00 Bathroom, 521 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Excellent investment opportunity with this four-plex ideally located near schools, shopping, and backing onto green space. The building offers six rear parking stalls and has been well cared for with many recent updates.

Each unit features a functional layout with kitchen, eating area, living room, laundry/half bath on the main floor, plus two bedrooms, a full 4-piece bath, and furnace room in the basement. Every unit has its own fireplace (serviced regularly), furnace (serviced regularly), and new water meter.

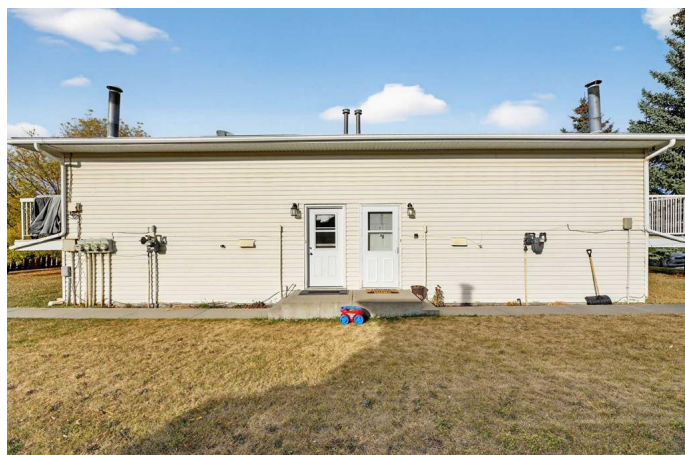
Recent upgrades include a new roof (2 years ago), updated flooring, countertops, and fresh paint in Units 1, 3, and 4. Units 1 and 3 have new hot water tanks, while Unit 3 also includes a new washer and dryer. Unit 2, currently occupied by a long-term tenant, offers future potential with some updating.

Each tenant pays their own utilities.

Built in 1978

Essential Information

MLS® #	A2260616
Price	\$699,900
Bathrooms	0.00
Square Footage	521
Acres	0.00



Year Built	1978
Type	Multi-Family
Sub-Type	4 plex
Style	Up/Down
Status	Active

Community Information

Address	5326 61 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1L3

Amenities

Parking Spaces	6
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Interior

Appliances	None
Heating	Forced Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Living Room, Wood Burning

Exterior

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

Additional Information

Date Listed	September 30th, 2025
Days on Market	20
Zoning	R3

Listing Details

Listing Office	Coldwell Banker Vision Realty
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