

# \$254,000 - 1 Birch Close, Olds

MLS® #A2227037

**\$254,000**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.18 Acres

NONE, Olds, Alberta

First time on the market, this home was built on years of love and care. Very well maintained yard with ease of care in mind. Including your fruit trees and floor beds. This 3 bedroom home is waiting for the new owners to come and care for what has been built over the years. The single garage will keep your vehicle out of the weather. Just come and move in and enjoy this well maintained property.

Built in 1984

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2227037     |
| Price          | \$254,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,440        |
| Acres          | 0.18         |
| Year Built     | 1984         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 1 Birch Close |
| Subdivision | NONE          |



|             |                      |
|-------------|----------------------|
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1M2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Free Standing, Gas, Sun Room   |
| Basement          | None   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden                      |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Metal                       |
| Construction      | Metal Siding, Wood Frame    |
| Foundation        | Piling(s)                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 10             |
| Zoning         | R4             |

### Listing Details

|                |   |
|----------------|---|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|---|

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