# \$224,900 - 13 Birch Close, Olds

MLS® #A2223364

## \$224,900

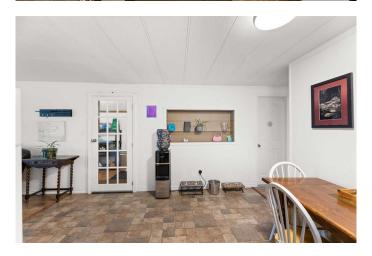
3 Bedroom, 1.00 Bathroom, 1,080 sqft Residential on 0.05 Acres

NONE, Olds, Alberta

Homeownership dreams really can come true!! Almost 1100 sq ft of move in ready home nicely nestled in a cul-d-sac and backing onto greenspace is waiting for you. This great floor plan is well set up with the kitchen in the heart of the home. Numerous features such as the many windows that allows the natural light to stream in most every room. Enter into the mudroom that is perfect for all the coats, footwear, backpacks and extra storage. Open the door and you are greeted with the large living room and kitchen that has been tastefully updated. Next to the kitchen is the laundry room that provides more storage or great space if you wanted a second fridge or freezer. The three bedrooms and a 4 pce bathroom round out this area of the home. Outside you are sure to enjoy the new deck that is perfect for the BBQ and entertaining as well as a decent sized fenced side/back yard with for the kids and fur babies. There have been some improvements over recent years such as a deck, eavestrough, sink, new tub and heat tape. NO LOT RENT, this home is on it's own lot!!







Built in 1972

#### **Essential Information**

MLS® # A2223364 Price \$224,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,080 Acres 0.05 Year Built 1972

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

# **Community Information**

Address 13 Birch Close

Subdivision NONE City Olds

County Mountain View County

Province Alberta
Postal Code T4H 1M2

### **Amenities**

Parking Spaces 3

Parking Off Street

#### Interior

Interior Features Built-in Features

Appliances Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Basement None

## **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),

Irregular Lot, No Neighbours Behind

Roof Asphalt

Construction Vinyl Siding

Foundation Piling(s), Block

#### **Additional Information**

Date Listed May 21st, 2025

Days on Market 31 Zoning R4

# **Listing Details**

Listing Office REMAX ACA Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.