

# \$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

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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 | 15 |
| Zoning         | R4 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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