

# \$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 flower 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	Gas, Free Standing, 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	34
Zoning	R4

### Listing Details

Listing Office	Royal LePage Wildrose Real Estate -Olds
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