

# \$255,000 - 16 Birch Close, Olds

MLS® #A2203375

## \$255,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.14 Acres

NONE, Olds, Alberta

**OVERSIZED LOT BACKING ONTO GREEN SPACE.** Located in great cul-de-sac this home offers three bedrooms and two full bathrooms along with a nice open floor plan. The kitchen with a corner pantry and large eating area seamlessly connects to the living room, which boasts vaulted ceilings making it a welcoming space. Spacious primary bedroom with a 4 piece ensuite and walk-in closet. The other two bedrooms and four piece bathroom are thoughtfully placed on the opposite end of the home. The laundry room is located at the second entrance and steps out onto the deck which overlooks the fenced, landscaped yard. With some larger mature trees and backing onto green space, this is an ideal location for someone looking for and space and quiet.

Built in 2001

## Essential Information

MLS® #	A2203375
Price	\$255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached



Style	Modular Home
Status	Active

### Community Information

Address	16 Birch Close
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1M2

### Amenities

Parking Spaces	3
Parking	Gravel Driveway, Off Street, Parking Pad

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	March 18th, 2025
Days on Market	22
Zoning	R4

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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