

# \$279,900 - 4 Birch Close, Olds

MLS® #A2257415

**\$279,900**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

NONE, Olds, Alberta

Step inside this beautifully updated 3-bedroom, 2-bath modular home on its own lot—an affordable option that doesn't compromise on style! Boasting a wide open floor plan, this home was fully renovated down to the studs in 2017 with new drywall, flooring, and modern finishes throughout. A brand new furnace (2023) adds peace of mind, making this bright and move-in ready home an absolute must-see. Call your favourite Realtor today to view.

Built in 1984

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2257415     |
| Price          | \$279,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,208        |
| Acres          | 0.00         |
| Year Built     | 1984         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 4 Birch Close |
| Subdivision | NONE          |



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

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Crown Molding                                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Window Unit(s)                                                                                                            |
| Basement          | None                                                                                                                      |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Dog Run                                                                     |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Zero Lot Line |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                    |
| Foundation        | Slab                                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 52                   |
| Zoning         | R4                   |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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