



GRASSROOTS
REALTY GROUP

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4 Birch Close Olds, Alberta

MLS # A2257415



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,208 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Zero Lot L		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Slab
Features:	Crown Molding, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: woodstove (not connected - in shed - as is), laundry room door (in shed), floating shelves, water softener, water system (has never been used by current seller)

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.