



**37 Beech Crescent  
Olds, Alberta**

**MLS # A2144022**



**\$490,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Garden, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** TV Mount

Family home in a prime location, just a few blocks from several schools, playgrounds, and a major shopping center. This 4-bedroom house offers a bright and inviting floor plan. You'll appreciate the front sitting room and dining area, featuring large windows. The kitchen has plenty of counter space and a wonderful island for family gatherings. The sunken living room provides the perfect space for watching evening movies or hosting holiday get-togethers. The basement includes the 4th bedroom and a spacious laundry room, with ample storage available in the utility room. Upstairs, you'll find 3 bedrooms, including a large master with a lovely 3-piece ensuite. The property boasts a large fenced backyard with a garden, concrete pad, and fire pit, perfect for outdoor activities and entertaining. Recent updates include new shingles, flooring, paint, and a beautiful kitchen renovation. This home comes with a pre-listing home inspection available with a successful offer.