



**74 Balsam Crescent  
Olds, Alberta**

**MLS # A2144431**



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** TV Wall Mount, Storage Shed

Welcome Home! Let your kids walk to school! Conveniently located close to both elementary and middle schools, this 5 bedroom home is perfect for you! Main floor features a sunny, south facing living room, 2 stairs up and you enter the large open kitchen/dining room which has tons of kitchen cupboards, and provides the perfect setting for many memories and meals to be shared. From here you can also access the private rear yard or the attached double front garage. Continue through the main level to the 2 bedrooms, 4pc bath and finally the oversized primary bedroom (bring the kingsize with furniture) walk in closet, and 4pc ensuite sporting an air tub. Downstairs, you will discover a large den (currently used as bedroom) family room, 2 additional bedrooms, workout room, 4pc bathroom and a summer kitchen. You also have a second access to the attached garage. Good setup for perhaps a in-law suite? Some of the upgrades over the years include new windows, shingles, paint, etc. This is a must see home which will not last.