

# \$288,900 - 4 Birch Close, Olds

MLS® #A2257415

**\$288,900**

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          | \$288,900    |
| 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 | Crown Molding, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows                                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| 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 | 33                   |
| Zoning         | R4                   |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.