$479,900 - 74 Balsam Crescent, Olds

MLS® #A2208569

$479,900
5 Bedroom, 3.00 Bathroom, 1,367 sqft
Residential on 0.14 Acres

NONE, Olds, Alberta

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.

Built in 1981

Essential Information

MLS® #	A2208569
Price	$479,900
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,367
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	74 Balsam Crescent
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	R1

Listing Details

Listing Office	RE/MAX ACA Realty

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