

# \$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 | 14              |
| Zoning         | R1              |

### **Listing Details**

Listing Office RE/MAX ACA Realty

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