

150 Balsam Crescent Olds, Alberta

MLS # A2167138



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Greenhouse, Hood Fan

This stunning 3-bedroom 2.5 Bath family home is just half a block away from the Deer Meadow Middle school and just a walking path to Olds Elementary School. Step through the front door into an inviting open-concept living, dining, and kitchen area—ideal entertaining and making memories. The dining space opens up to a spacious rear deck that overlooks a lush backyard, complete with a generous garden and greenhouse, plus ample space for everyone. On the main floor, you’ll also find convenient laundry facilities and a 2-piece bath, adding to the home’s functionality. Venture upstairs to discover a large primary bedroom that easily accommodates a king-sized bed along with additional furniture. This serene retreat features a 3-piece ensuite and double closets for all your storage needs. Two more well-sized bedrooms and a 4-piece main bath complete the upper level. The basement offers a good-sized family room, perfect for those movie nights, along with a spacious furnace/storage area that includes rough-in for an additional bathroom. Recent upgrades include new shingles and fresh paint throughout, ensuring this home is move-in ready. A double heated attached garage (20x21) adds the final touch to this fantastic package. This is a must-see home that checks all the boxes—don’t miss out! Schedule your viewing today!