

# \$404,000 - 13 Beech Crescent Crescent, Olds

MLS® #A2193742

**\$404,000**

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.11 Acres

NONE, Olds, Alberta

This charming well-maintained property offers comfort and convenience in a desirable neighborhood. Featuring 3 bedrooms and 2 bathrooms, the home boasts a spacious layout with a bright living area, a functional kitchen, and a cozy backyard perfect for relaxation or entertaining. A standout feature is the detached HEATED garage, providing ample storage and parking space. Conveniently located near schools, parks, and local amenities, this home is ideal for families or first-time buyers. Don't miss this opportunity to own a beautiful home in Olds!

Built in 1987

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2193742      |
| Price          | \$404,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,022         |
| Acres          | 0.11          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 13 Beech Crescent Crescent |
| Subdivision | NONE                       |
| City        | Olds                       |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T4M1M1                     |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Off Street |
| # of Garages   | 4                                                           |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers                                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer |
| Heating           | Forced Air, Natural Gas, Standard                                                                      |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Storage                       |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Wood Frame           |
| Foundation        | Wood                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-1                 |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|-----------------------------------------|

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