

# \$214,000 - 14 Birch Close, Olds

MLS® #A2245381

**\$214,000**

2 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.19 Acres

NONE, Olds, Alberta

YOU OWN THE LOT!! This fantastic opportunity offers true home ownership with no monthly lot fees, making it an ideal choice for first-time buyers, downsizers, or investors looking for value and long-term savings. Situated on a massive lot backing onto a beautiful green space, this property combines privacy, nature, and space—something rarely found at this price point. Step outside and enjoy the outdoors on your oversized deck, perfect for summer barbecues, morning coffee, or evening relaxation under the stars. The expansive yard offers endless possibilities—garden, play area, fire pit, or even space to build a garage(it will be the buyers responsibility to confirm the town of Olds will allow a garage to be built) or workshop. Inside, you'll find a bright and functional open-concept layout that makes the most of every square foot. The spacious living and dining areas flow seamlessly into the kitchen, creating a warm and inviting space ideal for everyday living and entertaining. With two comfortable bedrooms, there's room for a small family, guests, or a home office. This home is more than just a place to live—it's a smart investment in your future. With affordability, privacy, and a lot that you actually own, this property checks all the boxes. Don't miss your chance to step into home ownership in a peaceful setting that feels like home the moment you arrive.

Built in 1973



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2245381                |
| Price          | \$214,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 954                     |
| Acres          | 0.19                    |
| Year Built     | 1973                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Birch Close       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1M2               |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Off Street |

## Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Basement          | None                                                      |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot |
| Roof              | Metal                                                               |
| Construction      | Metal Siding                                                        |

Foundation                      Piling(s)

**Additional Information**

Date Listed                      August 2nd, 2025  
Days on Market                90  
Zoning                              R4

**Listing Details**

Listing Office                    Coldwell Banker Vision Realty

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