



GRASSROOTS
REALTY GROUP

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5302 Birch Road
Olds, Alberta

MLS # A2309388



\$224,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,075 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to this affordable and inviting family starter home, perfectly situated on its own spacious double lot with plenty of room to enjoy both inside and out. Offering a functional layout with an addition for extra living space, this home features a generous-sized kitchen with ample cabinetry and workspace, a bright dining area, and a comfortable living room ideal for everyday family life. With three bedrooms and a bathroom (featuring upgraded flooring), this home offers comfort, practicality, and value for first-time buyers, young families, or anyone looking for extra outdoor space. Step outside and enjoy the large yard with endless potential for gardening, entertaining, parking, or simply giving the kids and pets room to play. A great opportunity to own an affordable property with space, privacy, and room to grow — this charming home is ready for its next chapter. Schedule your viewing with your Realtor today.