



GRASSROOTS
REALTY GROUP

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150 Balsam Crescent
Olds, Alberta

MLS # A2327907



\$497,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1998 (28 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, Garden, Landscaped, Lawn		

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

Inclusions: Green House, Play Set

Welcome to this beautifully maintained 2-storey family home, ideally located just half a block from Deer Meadow Middle School with a convenient walking path to Olds Elementary. Offering 3 bedrooms, 2.5 bathrooms, and 1,327 sq. ft. above grade, this home combines comfortable living with an incredible family friendly location. The bright, open concept main floor is perfect for everyday living and entertaining, featuring a spacious living room, dining area, and kitchen with direct access to the large rear deck. The beautifully landscaped backyard is a true highlight, complete with mature trees, a greenhouse, thoughtfully designed landscaping, generous garden space, and plenty of room for the whole family to enjoy. The main floor also features convenient laundry and a 2 pce bathroom. Upstairs, the spacious primary bedroom offers a private 3 pce ensuite and double closets, while two additional well sized bedrooms and a full 4 pce bathroom provide comfortable accommodations for the whole family. The developed basement offers a spacious family room along with a large utility and storage area complete with plumbing rough ins for a future bathroom. With its generous layout, there's excellent potential to reconfigure the space to include a fourth bedroom and additional bathroom, creating even more living space and adding long term value to the home. Recent upgrades include new shingles in 2024 and replaced water heater in 2025. Completing the package is a heated double attached garage, providing excellent space for parking, storage, or a workshop. With its sought after location, thoughtful updates, beautifully landscaped backyard, and future development potential, this home offers plenty of space to enjoy today and room to grow in the future. Book your private showing today!

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