

**5302 Birch Road  
Olds, Alberta**

**MLS # A2274554**



**\$239,990**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Window Coverings, 2 sheds

Welcome to this beautifully maintained &State of the Art& clean, well-maintained mobile home in Olds is situated on 2 spacious big lots. The yard features a small garden, is partially fenced, and includes two sheds for additional storage. The mobile home boasts sunny & bright open floor plan features a spacious living and dining area that comfortably accommodates larger furniture, complemented by a well- allotted large eat-in kitchen with plenty of cabinet and counter space. Both the living room and kitchen have large windows that let in an abundance of natural light. The two generously sized bedrooms are thoughtfully positioned on the sides for added privacy. Step outside to the impressive large yards perfect for relaxing, hosting guests, or enjoying warm summer evenings & Sunny Winter days. Ideally located close to shopping areas & plazas, schools, playgrounds, & popular restaurants. This property offers outstanding convenience for everyday living. An ideal opportunity for first-time home buyers with young kids or elderly individuals enjoying their golden years of life & investors seeking a well-kept home in a good location. Book your viewing today! Come on in and experience yourself, &Warm&WELCOME&!!!!