

**6301 Duncan Place**  
**Olds, Alberta**

**MLS # A2242830**



**\$588,500**

|                  |                                                                                  |               |                   |
|------------------|----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                                         |               |                   |
| <b>Size:</b>     | 2,253 sq.ft.                                                                     | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 3                                                                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, Oversized, Workshop in Garage                |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaping |               |                   |

|                    |                                                                                                                                               |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Electric, Forced Air                                                                                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank                                                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows |                   |    |

**Inclusions:** Mobility lift (back deck), wine rack (basement), rain barrels x 4, blk top table (attached to island), 2 Garage door Openers (in boxes in garage - not installed), 3pc desk/cabinet w/light (basement), shelf in kitchen/bath on main, shelf in bath on 2nd floor, mirrors in bed 2 & primary bed

Welcome to your lovely, 3 bdrm, 2 story house is situated on a desirable corner lot, directly across from a serene park. This home is ideal for families with children, as you are close to 2 schools, and busing is provided from these schools to both Elementary and High School. You will find a perfect blend of comfort, style and natural beauty, that creates a unique opportunity to embrace a tranquil yet convenient lifestyle. You will love the open plan which is perfect for large family and friend gatherings. Upper floor boasts 3 large bedrooms with walk in closets and 2 bathrooms. Enjoy a quiet moment on the wrap around front veranda, or have a BBQ on the rear deck, complete with mobility lift so everyone can join in the fun. This home also features an oversized rear, detached garage, big enough to hold vehicles, toys and still have a workshop. Recent upgrades during the past few years include replacement of all polyB to pex (2023) exterior siding (2017), hot water tank (2019), shingles (2013), renovated primary ensuite, closet system (2017), flooring on main (2020), furnace (2022), living room fireplace converted from gas to electric (2025) some new appliances, some new window glass, all blinds and window screens are new or added, as well as many other items. This amazing home has been very well maintained, and is move in ready. Do not delay, view today!!!