

204 Silverthorn Close  
Olds, Alberta

MLS # A2245966



**\$469,900**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bi-Level                                            |               |                   |
| <b>Size:</b>     | 1,178 sq.ft.                                        | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cedar                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                |                   |    |

**Inclusions:** N/A

Discover this well maintained 1,178 sq. ft. bi-level home, ideally located in a desirable neighborhood with convenient access to amenities and scenic surroundings. The main floor boasts a spacious living room, dining area, and kitchen. Step outside to a south facing balcony off the kitchen and dining area, or enjoy the large deck off the 2nd bedroom. The primary bedroom and two full bathrooms complete the main living level. The fully finished basement offers even more living space, including a good-sized bedroom, a large recreation room with a cozy wood-burning fireplace, a den, a 3-piece bathroom, and a laundry/storage room with ample storage. A separate basement entrance from the garage adds for extra convenience. The garage has two doors with with 2 openers. Set on a large, irregularly-shaped lot with back-alley access, the backyard backs onto serene farmland, offering privacy and scenic views. The back yard also has ample room for parking. This home blends comfort, functionality, and charm, making it a perfect choice for families or anyone seeking a versatile living space in a great location.