

# \$659,000 - 6305 Duncan Place, Olds

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MLS® #A2230145

## \$659,000

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.22 Acres

NONE, Olds, Alberta

Nestled in a desirable neighborhood surrounded by scenic biking paths, schools, and serene forest trails, this stunning home offers the perfect blend of comfort and functionality. The main floor showcases a unique open-concept design, where the kitchen seamlessly flows into the living room. Upstairs, the primary bedroom boasts a spacious 5 pce ensuite, accompanied by two additional spacious bedrooms and a 4ce main bathroom. The lower level features a cozy family room area with gas fireplace, access to the laundry room and double attached garage, as well as another bedroom and 3 pce bathroom. The basement offers endless possibilities, complete with a flexible family room or bonus room ready for your personal touch. Step outside to a beautiful deck overlooking a private yard with a fire pit area â€”ideal for outdoor gatherings. This home truly offers comfort, space, and a great location all in one exceptional package. Call today to book your showing!!

Built in 1993

## Essential Information

MLS® #	A2230145
Price	\$659,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,110
Acres	0.22
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	6305 Duncan Place
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1K7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	17
Zoning	R1

## Listing Details

Listing Office	Century 21 Bravo Realty
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