

\$599,400 - 6301 Duncan Place, Olds

MLS® #A2242830

\$599,400

3 Bedroom, 3.00 Bathroom, 2,253 sqft
Residential on 0.22 Acres

NONE, Olds, Alberta

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!!!

Built in 1993



Essential Information

MLS® #	A2242830
Price	\$599,400
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,253
Acres	0.22
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6301 Duncan Place
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1K7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Rain Barrel/Cistern(s)
Lot Description Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s),
 Landscaped, Street Lighting, Treed, Views
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 28th, 2025
Days on Market 33
Zoning R1

Listing Details

Listing Office REMAX ACA Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.