

# \$449,900 - 6 Valiant Crescent, Olds

MLS® #A2252800

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.08 Acres

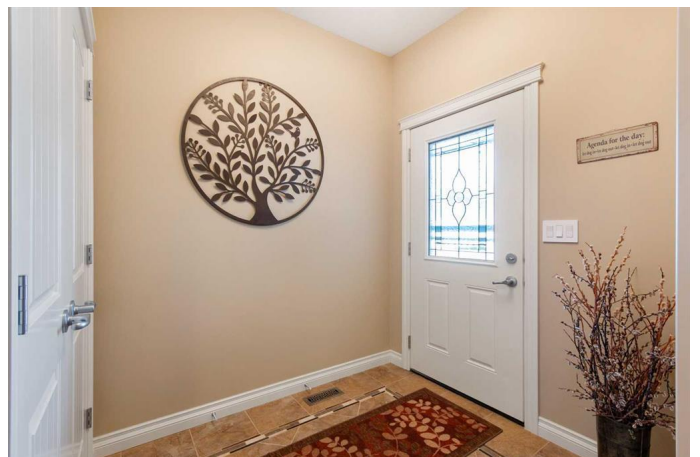
NONE, Olds, Alberta

Welcome to this well-maintained, one owner, 3 bedroom duplex, offering comfort, convenience and low maintenance living. Enjoy central air condition to cool off from the summer heat and a gas fireplace to keep warm in the winter. Laundry facilities on the main floor and a heated garage are some of the many features this home has to offer. The fully finished basement is complete with a wet bar perfect for entertaining or relaxing with family and friends. The exterior is designed with low-maintenance landscaping making this an excellent choice for people who love to travel or for buyers that are seeking a hassle-free investment property. Located in a desirable neighborhood, this property is just minutes from the hospital and park! This versatile home is move-in ready and offers a lifestyle of ease and practicality. Come see for yourself all that this home has to offer.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252800  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,091     |
| Acres          | 0.08      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6 Valiant Crescent   |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 0A7              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, No Smoking Home, Skylight(s)                                                                                                  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Oven |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 31st, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
| Zoning         | R2 |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo 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.